CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL AGENDA

Mayor Dave Potter, Councilmembers Jeff Baron, Alissandra Dramov, Karen Ferlito, and Bobby Richards
Contact: 831.620.2000 www.ci.carmel.ca.us

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
Between Ocean and 7th Avenues

REGULAR MEETING
Tuesday, April 2, 2024

4:30 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: https://www.youtube.com/@CityofCarmelbytheSea/streams. To participate in the meeting via Zoom, copy and paste the link below into your browser.

https://ci-carmel-ca-us.zoom.us/j/89775703025 Webinar ID: 897 7570 3025 Passcode: 297166 Dial in: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to cityclerk@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

OPEN SESSION
4:30 PM

TOUR TIME - 3:30 PM

TOUR OF INSPECTION

Prior to calling the meeting to order, the Board/Commission will conduct an on-site tour of inspection of the properties listed on the agenda and the public is welcome to join. After the tour is complete, the Board/Commission will begin the meeting in the City Council Chambers no earlier than the time noted on the agenda.

A. Scenic Road 2 NW of 8th Avenue, Carmel-by-the-Sea (Chadwick Appeal)

B. Carmelo Street 4 SW of 2nd Avenue, Carmel-by-the-Sea (Melani Appeal)

C. SE Corner of Casanova Street and 11th Avenue, Carmel-by-the-Sea (Monterey Pine)

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

EXTRAORDINARY BUSINESS

A. Carmel High School Report Out

B. Volunteer Appreciation Proclamation

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

ANNOUNCEMENTS

A. City Administrator Announcements

B. City Attorney Announcements

C. Councilmember Announcements

ORDERS OF BUSINESS

Orders of Business are agenda items that require City Council, Board or Commission discussion, debate, direction to staff, and/or action.

1. Receive a report on the Library Facilities Master Plan Project and provide staff with direction

PUBLIC HEARINGS

2. Adopt Resolution 2024-025 declaring a dead Monterey pine tree on private property, at the southeast corner of Casanova Street and Eleventh Avenue, a Public Nuisance and establishing a subsequent Public Hearing on May 7, 2024

3. **APP 24036 (Chadwick)**: Consideration of an Appeal of the Planning Commission's decision to deny a Track 1 Design Study referral (DS 23-108) and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

4. **DS 21-186 (Melani):** Appeal by Krista Ostoich, Esq., on Behalf of James and Marion Melani, from the January 24, 2024 decision of the Planning Commission to deny the after-the-fact rebuilding of a non-conforming structure that was torn down and rebuilt with the same non-conforming setbacks. The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District.

APN: 010-124-024-000.

5. 6th Cycle 2023-2031 Housing Element Adoption - Consideration of a General Plan/Local Coastal Plan amendment, updating the Housing Element and adopting an Initial Study/Mitigated Negative Declaration - **Recommended for continuance to April 8, 2024 at 4:00 p.m.**

6. **MA 23-103 (Cypress Inn)**: Consideration of a Mills Act Contract application, MA 23-103 (Cypress Inn), for the historic "La Ribera Hotel" located on the northeast corner of Lincoln Street and 7th Avenue in the Residential-Commercial (R-C) District. APN: 010-147-008-000

FUTURE AGENDA ITEMS

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage http://www.ci.carmel.ca.us in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this agenda, received after the posting of the agenda will be available for public review at City Hall located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
EXTRAORDINARY BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Chip Rerig, City Administrator
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Volunteer Appreciation Proclamation

RECOMMENDATION:

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

Attachment 1) Volunteer Appreciation Proclamation

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
PROCLAMATION

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA PROCLAIMING THE WEEK OF APRIL 14-20, 2024, AS NATIONAL VOLUNTEER APPRECIATION WEEK IN CONJUNCTION WITH THE NATIONAL VOLUNTEER APPRECIATION WEEK

WHEREAS, National Volunteer Week was first established in April 1974 by Presidential Proclamation and is observed the 3rd week of April; and

WHEREAS, this year's National Volunteer Week is observed April 14-20, 2024; and

WHEREAS, the City of Carmel-by-the-Sea recognizes that the involvement of volunteers is vitally important in augmenting essential public services provided by city departments and our community; and

WHEREAS, the City Council would like to recognize and thank the efforts of the volunteer groups and individuals that assist the city; and

WHEREAS, the hours, work, and contributions these groups and individuals donate to the City during events, meetings, storms, Village beautification, and Village safety are immeasurable and an asset to the City and the community.

NOW THEREFORE BE IT PROCLAIMED THAT I, Dave Potter, Mayor of the City of Carmel-by-the-Sea, on behalf of the City Council thank the following volunteer groups that assist the City:

Carmel Cares
Carmel Community Emergency Response Team
Carmel Host Lions
Carmel Public Library Foundation
Carmel-by-the-Sea Garden Club
Carmel-by-the-Sea Rotary Club
Community Activities Commissioners
Forest & Beach Commissioners
Friends of Carmel Forest
Friends of Mission Trail Nature Preserve
Friends of Sunset Foundation
Friends of the Harrison Memorial Library
Harrison Memorial Board of Trustees
Historic Resources Board Commissioners
Lester Rowntree Native Plant Garden Committee
Library Volunteers
Planning Commissioners
Volunteers in Police Service (VIPS)

_____
Dave Potter, Mayor
April 2, 2024

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
ORDERS OF BUSINESS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Ashlee Wright, Director, Libraries & Community Activities
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Receive a report on the Library Facilities Master Plan Project and provide staff with direction

RECOMMENDATION:

Receive a report on the Library Facilities Master Plan Project and provide staff with direction.

BACKGROUND/SUMMARY:

The Carmel Public Library is housed in two facilities - the Harrison Memorial Library which serves Adults and Teens, and the Park Branch Library which serves children and families, and houses the Local History Department. The Library Board of Trustees is responsible for the administration of the Library facilities per Carmel Municipal Code section 2.72.050 A. Further, the Board of Trustees and the City have a Memorandum of Agreement that stipulates that the City is responsible for building maintenance for both library facilities.

The Harrison Memorial Library was built in 1928 on land and with funds left to the City by Ella Reid Harrison in honor of her husband California Supreme Court Justice Ralph Chandler Harrison. It has been renovated several times since the original building was constructed and has been maintained by the City. Most recently, in the last 20 years, the City has replaced and redirected the venting system for the public restrooms, replaced the furnace, replaced the HVAC system, replaced cracked windows in the Reading Room window, replaced the cooling unit in the computer room, installed energy efficient lights, supported the Gathering Place project, as well as some shelf shifting projects, purchase and maintenance of air purifiers, etc. during the pandemic. Prior to the end of this FY the exterior of the building and interior staff rooms will be painted.

The Park Branch Library was purchased in 1988, remodeled and opened in 1989, as answer to expanding Library services that had outgrown the Harrison Library building. The Children's Library and Local History Department were moved to the new building, along with the administrative and CPLF offices, and most

recently is a hub for the Community Activities Department. The City also maintains this facility and in the last 20 years has replaced and upgraded the sump pump and back-up pump for the basement which is prone to flooding, replaced the furnace and HVAC system, worked with library staff to facilitate the interior painting and carpeting of the building, removed steps in the storytime room to expand space, fixed steps at the emergency exit, installed energy efficient lights, as well as some shelf shifting projects, purchase and maintenance of air purifiers, etc. during the pandemic. Currently, staff and the Library Board of Trustees have proposed a window replacement project at the Park Branch for FY 2024-2025 that would replace windows throughout the building that have lost their seal and address dry rot issues at the front of the building.

In FY 2022-2023 the City funded Phase I ($50,000) to start a Library Facilities Master Plan. After a thorough review process by a committee made-up of City representatives, Library Board Trustees, and Carmel Public Library Foundation Board (CPLF), members of the review group recommended that the City Council enter into a contract with Jayson Architects which the Council did in January 2023, for a five-year term.

Jayson Architecture was tasked by the City of Carmel-by-the-Sea on January 17th, 2023, to evaluate the renovation of two City library branches: the historic 7,300 square foot Harrison Memorial Library, designed by Bernard Maybeck, and the 6,300 square foot Park Branch Library (Attachment 1). To support this, they engaged a team of engineering sub-consultants, including BASE Design Inc. for structural engineering, Alter Consulting Engineers for mechanical and plumbing engineering, and RIJA Inc. for electrical engineering, along with TBD Consultants for cost estimation.

The assessment revealed significant upgrades are needed due to deferred maintenance, deteriorated systems, and outdated layouts. In addition, the report detailed various deficiencies such as obsolete electrical systems, inadequate HVAC systems, and seismically deficient structures, recommending comprehensive upgrades and updates. The assessment also identified deficiencies that make current libraries and patron services both challenging and outdated.

Summary of Facilities Assessment:

Harrison Memorial Library

The Harrison Library has served this community well for almost 100 years, but being nearly a century old it is beginning to show its age. Of note in the Jayson Architects report:

- Roof eaves need uniform flashing and gutters - current evidence of elevated wood deterioration at roof edges.
- Wood windows show significant signs of deterioration (This will be mitigated with the CIP Exterior Painting Project this spring).
- Carpets and flooring show significant damage and deterioration
- Lighting quality is poor throughout the building and needs to be replaced.
- Bathroom and kitchen countertops are not level and as a result are damaged due to ongoing use and water exposure.
- Five-level building with no elevator
- Primary entrance is inaccessible from the sidewalk with the current elevation changes and stairs and are non-ADA compliant

- All restrooms are in the basement and are non-ADA compliant
- Stairs and handrails are non-ADA compliant
- Exterior balcony balustrade height is non- ADA compliant
- Mezzanine guardrail spacing is not up to code
- Seismic upgrades strongly recommended - especially for the Northwall of the foundation
- Current ductwork should be replaced with with flexible ductwork
- New bathrooms, fixtures, vents and sewer laterals needed to comply with ADA requirements and improve efficiency
- Electrical distribution equipment is from the original construction and likely beyond the manufacturer's recommended life.

Park Branch Library

The Park Branch, while not nearly as old as the Harrison building, is still an aging building that has not had any major system upgrades - with the exception of the HVAC system in 2018, since its renovation in 1989. Of note in the Jayson Architects report:

- Basement stairs are non-compliant and the basement shows signs of repeated water intrusion
- Main entrance ramp non-ADA compliant and does not meet code requirements
- Handrails are non-ADA compliant and are rusting at the base
- Lack of accessible parking - the only accessible parking stall is non-code compliant
- Seismic upgrades needed
- New plumbing systems and fixtures needed to replace outdated systems

Conceptual Design

The evaluation of the Library's programmatic and space needs led to proposed designs for both branches, emphasizing the relocation of the historical archives from the Park branch to the Harrison branch, resulting in programmatic shifts to better align with the buildings' intended uses. Additionally, layout changes were proposed, including relocating the Gathering Place and the teen area, and reconfiguring the Park Branch to maximize available space. The design approach for the two branches differed, with the Harrison branch undergoing minimal exterior changes to preserve its historic character, while the Park branch saw significant exterior and interior improvements, including new garden spaces, updated cladding, and windows, in addition to code compliant parking stalls.

The report concludes by outlining the next steps for the City, including initiating the design and engineering process and the report serves as a foundation for the City to proceed with the revitalization of the Harrison and Park branch libraries in the future.

Current Project Status

The City included Phases II-V of Library Facilities Master Plan in the City's FY 2023-2024 Capital Improvement Program and allocated $100,000 towards Phases II-V. Both Phase one and Phase II-V of the Library Facilities Master Plan were approved projects as part of the City's Capital Improvement Plan with the understanding that the Carmel Public Library Foundation would be looked to to raise funds, as they did with The Gathering Place Project (which created a meeting space at the Harrison Library). Phases II-V include conceptual design and community outreach, schematic design, design development, and construction documents.

Staff and the Library Board of Trustees Master Plan Committee have been working with representatives of the CPLF over the last 9 months as they have been working on feasibility analysis of fundraising for a large-scale capital project to remodel both library facilities. They have determined that they would like to focus on raising funds for the Harrison building to start. Although there are no deficiencies with Jayson Architecture's report or designs, representatives of the CPLF have requested that another architect be engaged who specializes in historic buildings for the Harrison which will necessitate a Request for Proposals process.

At the March 5, 2024 regular Council meeting the Council received a presentation on the proposed FY 2024-2025 Capital Improvement Plan projects, which included the carryover of the Library Facilities Master Plan Phases II-IV. The Council requested an update and presentation on Phase I Library Facilities Master Plan which was completed in July 2023.

FISCAL IMPACT:

There is no fiscal impact associated with receiving this item.

PRIOR CITY COUNCIL ACTION:

In FY 2022-2023 the City funded Phase I ($50,000) to start a Library Facilities Master Plan. After a thorough review process by a committee made-up of City representatives, Library Board Trustees, and Carmel Public Library Foundation Board (CPLF), members of the review group recommended that the City Council enter into a contract with Jayson Architects which the Council did in January 2023, for a five-year term.

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ATTACHMENTS:

Carmel Public Library - Master Plan Report Section #1
Carmel Public Library - Master Plan Report Section #2A
Carmel Public Library - Master Plan Report Section #2B
Carmel Public Library - Master Plan Report Section #2C

Carmel Public Library - Master Plan Report Section #2D
Carmel Public Library - Master Plan Report Section #3A
Carmel Public Library - Master Plan Report Section #3B
Carmel Public Library - Master Plan Report Section #3C
Carmel Public Library - Master Plan Report Section #3D
Carmel Public Library - Master Plan Report Section #4
Carmel Public Library - Master Plan Report Section #5A
Carmel Public Library - Master Plan Report Section #5B

Attachment 1

JAYSON
ARCHITECTURE

50 29th Street
San Francisco CA 94110
jaysonarch.com
415.317.0529

CARMEL PUBLIC LIBRARY

The City of Carmel-By-The-Sea

LIBRARY MASTER PLAN PROJECT
FINAL REPORT

August 25th, 2023

Attachment 1



August 25th, 2023

EXECUTIVE SUMMARY

On January 17th, 2023, Jayson Architecture was engaged by the City of Carmel-by-the-Sea to evaluate the renovation of two City library branches, the historic 7,300 square foot Harrison Memorial Library which was designed by notable California architect Bernard Maybeck, and the 6,300 square foot Park Branch Library. To support this effort, we engaged a team of engineering sub-consultants with expertise directly relevant to the scope of the project. This team included BASE Design Inc. for structural engineering, Alter Consulting Engineers for mechanical and plumbing engineering, and RIJA Inc. for electrical engineering. In addition to our engineering sub-consultant team, we also worked directly with TBD Consultants, a professional cost estimation firm, to evaluate our design approach and establish a budget for the project.

Our first task was to assess the condition of the existing facilities and their underlying infrastructure. We began this process by reviewing available existing documentation of the building, including the original 1927 construction drawings of the Harrison Memorial Library, the drawings of the addition completed in 1949, and drawings of subsequent renovations completed in 1974 and 1989. For the Park Branch Library, existing documentation was limited and incomplete. The only available drawings of the original 1971 construction documents for a bank were for the mechanical system. We reviewed these partial 1971 drawings along with drawings of the Library renovation completed in 1988.

After reviewing the existing documentation, we spent a day at the project sites with our engineering team methodically going through each space and area of the buildings and evaluating the condition of the facilities. Our findings are detailed in sections I of this report. Our primary takeaway from the building assessment is that the aging facilities are in need of significant upgrades, both to address deferred maintenance and deteriorated systems, as well as to update programmatic layouts to align with contemporary best practices for library services. Electrical systems are largely obsolete and will not support onsite photovoltaic arrays or all electric HVAC systems. The mechanical system for the Harrison Memorial library, while served by relatively new equipment, is dependent on gas and does not provide cooling. The mechanical system for the Park branch, while also in decent working condition, has some components that are reaching end of life. In addition to systems deficiencies, the materials and finishes are worn and damaged. Access compliance issues are present throughout both buildings, critically at the Harrison branch, which is without an accessible entrance or an elevator to serve the multiple building levels. The structural systems of both buildings are seismically deficient and not compliant with current codes, and seismic upgrades are recommended. In addition, primary utility service connections for electric service were also deemed to be inadequate for future uses, and the inclusion of photovoltaic systems.

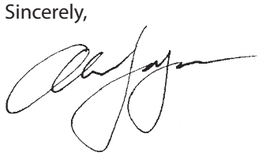
With the assessment complete, we turned to an evaluation of the Library's programmatic and space need considerations. The proposed designs, detailed in Sections II and III of the report, make several key changes to the layouts of the Harrison and Park branch libraries. Importantly, we have proposed relocating the historical archives from the Park branch to the Harrison branch library, and locating it in the space currently occupied by the Reference and the Gathering Space. The historical archives are a more natural programmatic fit in the historic Harrison branch than at the Park branch where the primary programmatic use is the children's library. Two other significant programmatic shifts resulted from the relocation of the historical archives. First, we have relocated the Gathering Place to the mezzanine of the Harrison branch, giving it a prominent location at the rear of the building looking out through the large arched window. And second, we have relocated the teen area from the basement of the Harrison branch into the Park branch, where space has been freed up by the relocation of the historical archives. In addition to the primary programmatic changes, we have proposed other smaller shifts in layout at the Harrison branch, while the Park Branch has been completely reconfigured to maximize available square footage.

With regards to the site and exterior of the two branches, the approach is very different. At the Harrison branch, special care was given to ensure that the historic exterior was not impacted in any significant way. The only noticeable changes are associated with the new accessible entrance at the rear of the building and elevator overrun, otherwise the exterior scope is limited to addressing deferred maintenance issues such as replacing rotting wood and damaged flashing, as well as repainting the exterior. At the Park branch we have recommended more significant changes and improvements. The existing basement space that is located under the parking lot will be reduced in size, and accessed solely from a new code-compliant stairway. Parking lots at the north and south sides of the building have been closed off and plaza and garden space added in their places. Lastly, the exterior cladding and windows of the building have been replaced updating the character of the building while remaining respectful of the neighborhood context.

Based on these design recommendations, we have established a recommended budget for this project. Working directly with TBD, a Conceptual Cost Estimate (see report Section IV) was created outlining all materials and labor required to complete the scope of work. A $25 million construction budget target was established based on this exercise, approximately $10 million for the Harrison branch and $15 million for the Park branch. With the inclusion of 40% soft costs, a typical range for a public project of this scale, we recommend the City plan for a total project budget of approximately $36 million for the baseline project. Additional improvements including photovoltaics and a custom decorative elevator could be included for a budget of $42 million.

Jayson Architecture and our sub-consultant team have worked thoughtfully to deliver the best design approach to meet the needs of the City of Carmel-by-the-Sea for the revitalization of the Harrison and Park branch libraries. We have outlined functional, programmatic, and aesthetic improvements to be included for this project. As outlined in the 5-Year Capital Improvement Plan (Section IV) the next steps for the City will be to initiate the design and engineering process, starting with the Conceptual Design phase of work. Should the City choose to proceed with work as outlined in this schedule, both the Harrison and Park branch libraries would be completed at the end of 2026. This report is intended to serve as the foundation for the City to build on in the subsequent project phases.

Sincerely,



Abraham Jayson | Architect | LEED AP BD+C
Principal, Jayson Architecture

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TEAM

We have assembled a team of engineering sub-consultants with deep expertise in the design of public buildings and libraries. Each member of the team has worked with Jayson Architecture on multiple library projects throughout the Bay Area. Together, we have taken a design approach with an eye towards cost efficiency, while maintaining an appropriate level of robust quality and functionality to appropriately serve these incredibly important civic facilities for decades into the future.

Architect

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50 29th Street
San Francisco, CA 94110
www.jaysonarch.com
(415) 317-0529

Structural Engineer

BASE Design Inc.
582 Market Street, Suite 1402
San Francisco, CA 94104
www.basedesigninc.com
(415) 466-2997

Mechanical Engineer

Alter Consulting Engineers
1624 Franklin Street, Suite 1300
Oakland CA, 94612
www.alterengineers.com
(510) 876-2591

Electrical Engineer

RIJA Inc.
1620 Montgomery Street, Suite 250
San Francisco, CA 94111
www.rijainc.com
(415) 730-7994

Cost Estimator

TBD Consultants
2063 Grant Road
Los Altos, CA 94024
www.tbdconsultants.com
(415) 981-9430

SITE ASSESSMENT I.

Attachment 1





SITE ASSESSMENT

Harrison Memorial Library

The following report summarizes the visual and document assessment performed by the architecture and engineering team of the Harrison Memorial Library.

The existing conditions reported, and system descriptions are based on the team's site walk and review of available project data. While existing conditions documentation was provided by the City for the branch, as is typical for a building of this age, information on systems was incomplete and not comprehensive. Where this was the case, our team relied on past experience with similar building types and made reasonable assumptions based on our professional expertise.

The Harrison Memorial Library is located at the northeast corner of Ocean and Lincoln Streets. It was designed by Architect Bernard Maybeck. The building was completed in 1928 and designated as a historical property in 2005. The building has been expanded once and undergone numerous renovations. Documented history of the existing building includes:

- 1928: Building construction, designed by Architect Bernard Maybeck
- 1949: Building addition, designed by Robert R. Jones Architect
- 1965: Remodel to lower floor, by Comstock Architect
- 1974: Seismic upgrades
- 1976: Interior remodel, plans by Keeble & Rhoda, Architects
- 1981: Seismic upgrades to floor system
- 1985: Computer room addition
- 1989: Interior remodel, by Flescher + Foster, Architects.
- 1995: Computer room air conditioner replacement
- 1998: Structural analysis, by Flescher + Floster
- 1999: Circulation desk upgraded
- 2000: Building Reroofed
- 2001: JM Electrical installed ground wire system for phone
- 2002: Sewer lateral replacement
- 2012: Fire system permit
- 2014/2015: New HVAC furnaces installed
- 2016: One new furnace supply fan
- 2018: One new furnace ignition
- 2021: New heat pump domestic water heater installed

ARCHITECTURAL ASSESSMENT

Harrison Memorial Library

The exterior of the Harrison Memorial Library shows signs of deterioration typical of a public library that has undergone multiple small renovations over the years, but has never undergone a wholistic architectural upgrade. The exterior of the building is in need of new paint, and exposed wood shows signs of weather exposure and mild non-structural deterioration. The clay tile roofing appears to be in generally adequate condition, with no issues of water intrusion noted by City staff. A small portion of roofing tiles appeared to be out of alignment and/or damaged, and may require replacement. Roof eaves lack uniform flashing and gutters, resulting in elevated levels of wood deterioration at the roof edges. Drainage at depressed walkways and lightwells along the perimeter of the building appeared to be functional, but the location and configuration leaves these locations vulnerable to future intrusion. In addition, a buildup of trash, debris and leaves was observed. The original wood windows are intact, but show sign of deterioration, particularly in locations where the paint has peeled and left the natural wood surface exposed. Due to the historic designation of the exterior of the library, any exterior improvements should be limited to rehabilitation of the original construction or limited careful upgrades that will improve the exterior envelope without a significant impact on the exterior aesthetic character.

The interior of the Harrison Memorial also shows signs of deterioration typical of a public library that has undergone multiple small renovations over the years, but has never undergone a wholistic architectural upgrade. Finishes subject to regular wear and tear, such as carpeting and resilient flooring show significant damage and deterioration. Countertops are not level and are damaged due to ongoing use and water exposure, and the restroom tile is cracked and in need of replacement. The lighting is of poor quality throughout, primarily provided by surface mounted fluorescent fixtures. Surface mounted conduit is visible on walls and ceilings in all spaces, negatively impacting the appearance of the interiors. Acoustic ceiling tiles are worn, dingy, and hanging out of alignment in many locations. Interior wood surfaces need to be refinished and/or painted where appropriate. In addition, the ceiling height under the mezzanine is substandard and not appropriate for a primary public space in a library. The furniture upholstery and finishes are inconsistent, lacking a cohesive aesthetic and material palette, although several original Maybeck tables remain and should be refinished and restored for continued use. Based on our site evaluation we recommend a comprehensive replacement of interior flooring, finishes, lighting, and furniture to address maintenance issues, functionality, and aesthetics.



Architectural Figure 1: Existing Library - Exterior



Architectural Figure 1: Existing Library - Interior

ACCESSIBILITY ASSESSMENT

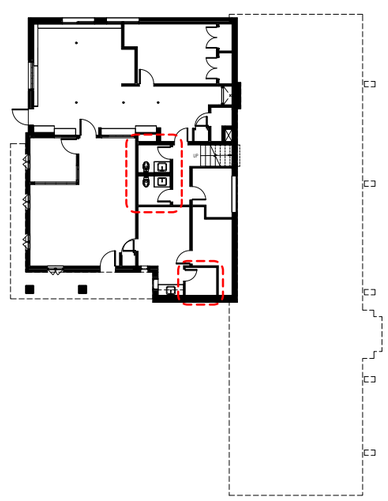
Harrison Memorial Library

A complete CASp report was prepared by William M. Holl, AIA and Kasavan Architects for the City of Carmel-by-the-Sea, dated September 28, 2018, outlining code compliance deficiencies at the Harrison Memorial Library in detail. Instead, our assessment highlights non-compliant elements of the building that play an important role in the renovation and improvement of the library.

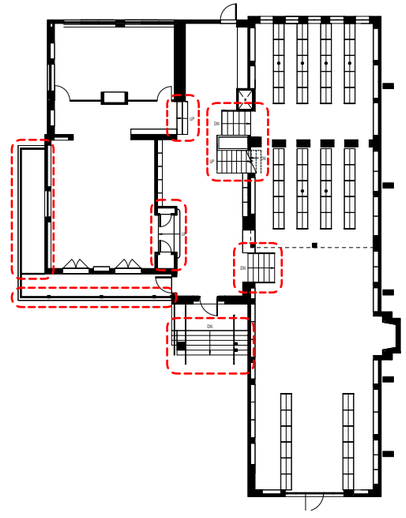
First, the primary entrance was observed to be inaccessible from the public sidewalk with several elevation changes along the stone path and stairs leading up to the entry door. Upon entering the building there are several elevation changes within the library, splitting the building between full and half levels, as well as an intermediate level along the west wing of the library. These multiple levels are an immediate accessibility compliance issue without the presence of a passenger elevator providing direct access to each floor level.

Located in the basement level, the existing restrooms are also in need of a comprehensive accessibility update to meet code requirements. These deficiencies include restroom fixtures, accessories, accessory mounting heights, and turning areas.

The existing stairs were also observed to be non-compliant, as well as each associated handrail. Lastly, both interior and exterior guardrails were observed to be non-compliant. At the exterior, the balcony along the southwest corner of the library is well below the required minimum height, with its baluster spacing also failing to meet code requirements. And at the interior, the baluster spacing of the mezzanine guardrail is also non-compliant.



Accessibility Figure 1: Existing Library - Basement Level



Accessibility Figure 2: Existing Library - Main Level

STRUCTURAL ASSESSMENT
Harrison Memorial Library

INTRODUCTION

The purpose of this study is to perform a structural survey of Harrison Memorial Library in Carmel by the Sea, CA. The survey includes visual examination of as-built conditions. This process identifies apparent decay, weakening of existing structural materials (where visible), seismic deficiencies, and the impact of proposed future remodel work. The assessment is based on BASE Design's professional experience and knowledge with comparable construction. A site visit was conducted on February 24, 2023, to observe existing conditions. The site visit did not include removal of existing finishes. Therefore, verification of structural conditions hidden by architectural finishes or existing grade were not performed. The building is a multi-level wood framed building, originally built in 1927. A library expansion was added in 1949. The addition is a wood framed construction.

Gravity Load Carrying System

Roof:

- (Reading Room) *1x8 T&G (tongue & groove) wood decking over 2x4 joists spaced at 16". O.C.. Joists are supported by 6x6 purlins over trusses.*
- (Children's Room) *1x8 T&G (tongue & groove) wood decking over 4x6 rafters at 32" O.C.*
- (Northwest Room) *1x6 T&G (tongue & groove) wood decking over 2x wood trusses at 16" O.C.*

Floor:

- *1x wood decking over 4x10 beams at 24" and 2x8 joists at 16" O.C. at stack room. Steel wide flange and wood beams supported by 3" pipe columns.*

Walls:

- *2x wood stud at 16" O.C. and 8" concrete basement walls.*

Foundation:

- *9" deep x 20" wide, conventional concrete wall foundations.*
- *4" thick concrete slab on grade basement floor.*

Lateral Load Carrying System:

- *Diagonal sheathing.*

List of Available Documents

- Drawing prepared by B.R. Maybeck dated 1/31/27.
- Drawings prepared by Robert R. Jones, dated 7/29/49.
- Drawings prepared by Howard G. Carter, dated 1/23/74

Site Visit

BASE Design visited the site on February 24, 2023. The main purpose of the site visit was to gather the following data and to evaluate the physical conditions of the structures:

1. Type and materials of building and foundation construction.
2. Type of construction of roofs, floors, and walls.
3. Type of finishes.
4. Presence and frequency of shear panels.
5. Visible cracks in superstructure and foundation.
6. Decay of structural elements.

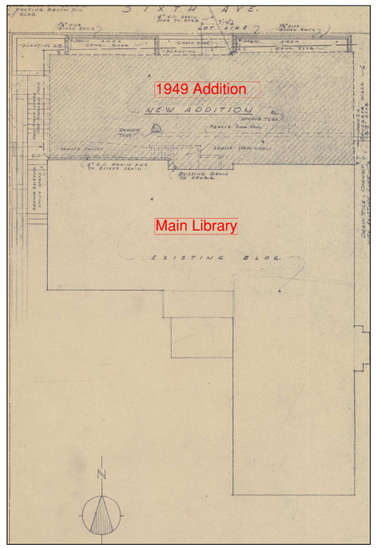
During the site visit, the building was examined for evidence of weather decay, cracking or settlement. Finishes were not removed and therefore, identification of structural conditions hidden by architectural finishes or below existing grade was not performed.

Site Observation

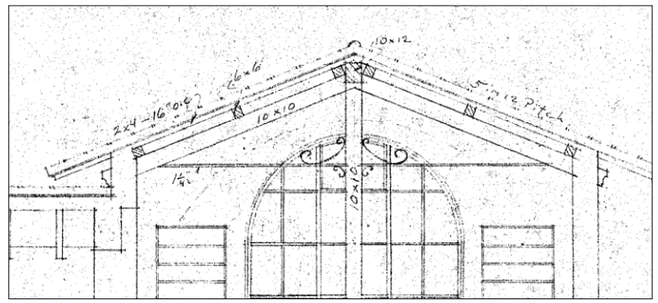
The existing building appeared to be in relatively good condition. There were no major signs of deterioration observed.

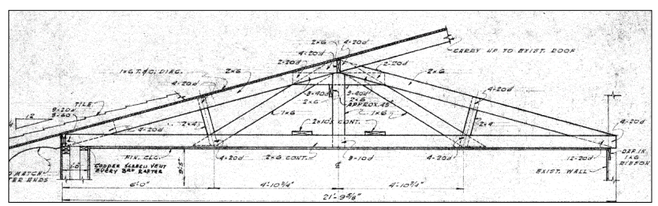
RECOMMENDATIONS

The original building was built in 1927 and expanded in 1949. 1974 upgrades included dryrot repairs and improvements to the building's lateral resistance with the addition of rectangular concrete columns along the east wall. It is reported that the building also underwent seismic upgrades in 1981; however, there are no record drawings available for the 1981 seismic upgrade work. Proposed renovations will require alterations to both gravity and lateral elements of the existing building. We recommend implementing voluntary seismic upgrades as part of any future renovation work.

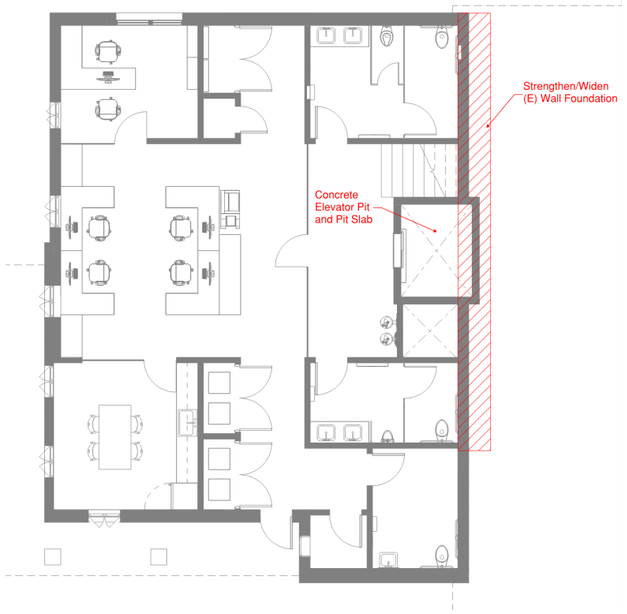


Structural Figure 1: Building Plan

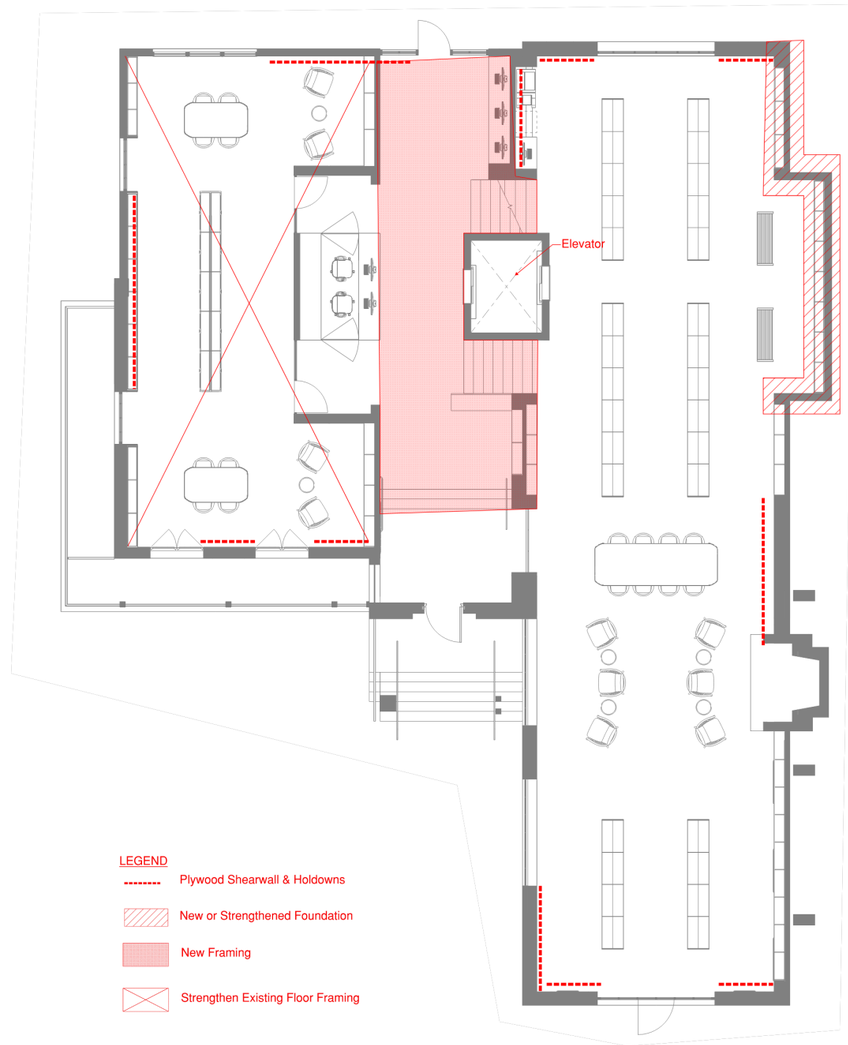




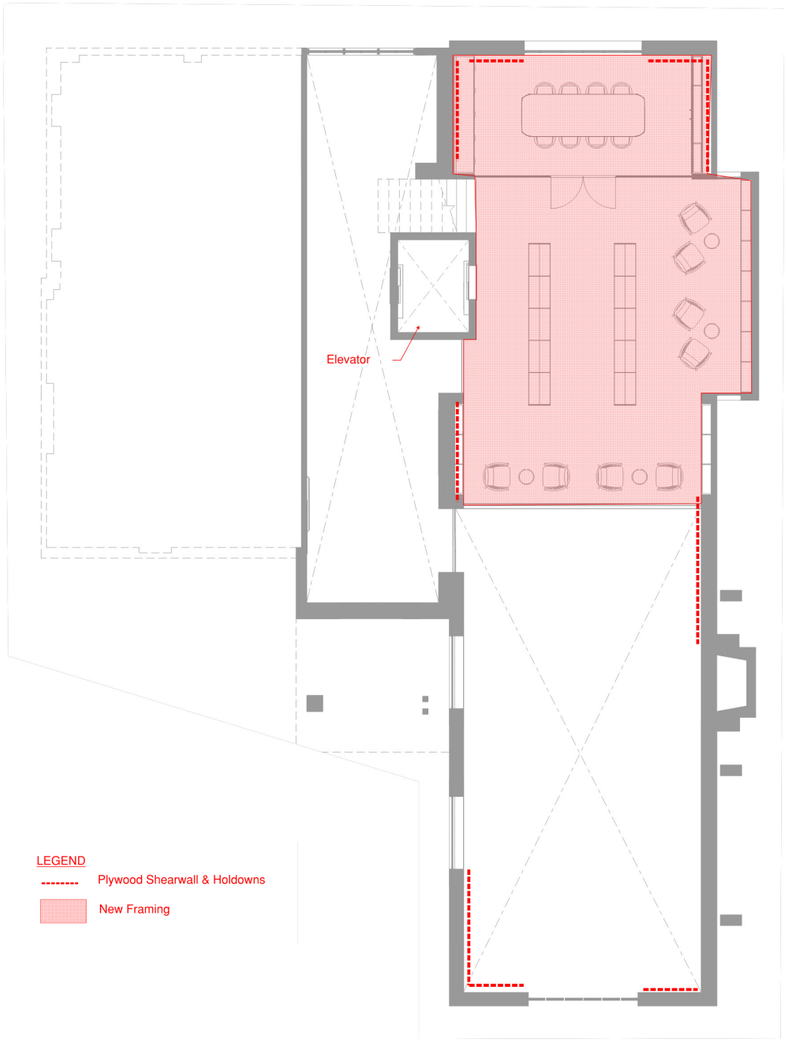
Structural Figure 2: Building Section – Existing Framing



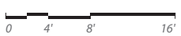
Structural Figure 3: Proposed Basement Plan



Structural Figure 4: Proposed Main Floor Plan



Structural Figure 5: Proposed Mezzanine Floor Plan



MECHANICAL ASSESSMENT
Harrison Memorial Library

INTRODUCTION

The Harrison Memorial Library is heated and ventilated by two furnace air handling units. These furnaces are located within the building's basement furnace room. Each furnace is provided with a two-stage, gas-fired furnace and two speed supply fan:

Furnace F-1: *Carrier 58CTW-135-22*
- High Heating Capacity: 107,000 BTU/HR
- Low Heating Capacity: 70,000 BTU/HR
- High Airflow @ 1.0inWC: 1,615 CFM
- Low Airflow @ 1.0inWC: 1,475 CFM
- Efficiency (AFUE): 80%
- Power: 115V / 13.0amp MUA / 20amp MCOP

Furnace F-2: *Carrier 58CTW-135-22*
- High Heating Capacity: 107,000 BTU/HR
- Low Heating Capacity: 70,000 BTU/HR
- High Airflow @ 1.0inWC: 1,615 CFM
- Low Airflow @ 1.0inWC: 1,475 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 13.0A / MOCP: 20A

The existing furnaces appear new. Based on a review of available project materials, it is believed that the furnaces were installed between 2014 and 2015. Furnaces appear to be well operating and maintained; furnaces should have at least 10 years of useful life remaining. A maintenance log within the building's furnace room indicates the furnaces are regularly inspected and serviced.

Each furnace discharges air into a common discharge plenum. From the common plenum, flexible ductwork is routed to building risers. In new construction, the use of flexible ductwork is not permitted. Flexible ductwork does not allow for smooth, low energy, air distribution. Existing duct work within the furnace mechanical room should be modified to eliminate use of flexible ductwork. From the furnace mechanical room, air is distributed through the building's existing duct network. Ductwork is routed above ceiling areas that air accessible by way of ceiling tiles and above ceiling area that are inaccessible due to plaster ceiling conditions.

In addition to the two gas-fired furnaces, the building is also provided with a one-to-one split system. This split system is dedicated to the buildings computer IDF room. The split system provides cooling for the room computer and server equipment. The split system includes an outdoor condensing unit and an indoor wall hung fan coil unit. The outdoor condensing unit is located at just below grade on Ocean Street; the indoor fan coil unit is located in the computer IDF room. Refrigerant piping and low voltage power run between the units. Piping and low voltage power are routed below the ceiling, exposed visually to the occupants. The condensing unit and fan coil unit appear to be operating sufficiently. If reused, only the condensing unit and the fan coil unit should be reused, not the existing piping.

CU-1 / FCU-1: *Mitsubishi*
- Condensing Unit Model Number: PKA-A24KA7 (assumed)
- Fan Coil Unit Model Number: PUY-A24NHA7 (assumed)
- High Airflow: 775 CFM
- Low Airflow: 635 CFM
- Efficiency (EER/SEER): 12.2 / 21.4
- Power: 208V / MCA: 19.0A / MOCP: 26A

Restrooms are exhausted by dedicated ceiling mounted exhaust fans located within restrooms. Based on a visual inspection restroom exhaust fans appear to have been replaced within the last 10 years.

RECOMMENDATIONS

The Basis of Design heating ventilation and air conditioning (HVAC) system, proposed for the renovation of the Harrison Memorial Library, is a variable refrigerant volume (VRF) system – similar to a Daikin VRV-S systems. Locate heat pumps in the Side Yard area, as indicated on the site plan.

Heat Pumps
Provide (qty.3) single zone variable refrigerant volume (VRF) heat pumps – similar to a Daikin VRV-S Heat Pump (HP-1, HP-2, and HP-3). Outdoor heat pumps will source heating and cooling from the outdoor air. These heat pumps will distribute refrigerant from the outdoor units to indoor fan coil unit recessed in the building. Indoor fan coil units will provide ventilated and conditioned air to all regularly occupied area of the building.

Basement Fan Coil Units:
On the basement level, within the area designated "Mechanical" provide (qty.2) 100% Outdoor Air VRF fan coil units, similar to a Daikin" 4-Ton 100% Outdoor Air Processing Unit". Each 100% outdoor air unit (FCU-1, and FCU-2) conditions and ventilates a different area of the building. Configure each unit in a vertical position. Provide a ducted connection between intake of each unit to a common outdoor air intake louver. Route the conditioned discharge air of both units into the basement ceiling space. FCU-1 sources heated and cooled refrigerant from HP-1. FCU-2 sources heated and cooled refrigerant from HP-2.

- FCU-1:
  On the basement level FCU-1 provides conditioned ventilation air to the Office, Staff Room, and Staff Workroom. Conditioned air is supplied from overhead ceiling diffusers. Provide fully custom, factory painted, ceiling diffusers matching the character of the existing building.
- FCU-2:
  Supply ductwork from FCU-2 shall be routed to Level 1. Route ductwork up from the basement level to Level 1 through risers recessed within the walls. On Level 1, FCU-2 supplies air to the Adult Collection Area, Lobby, Self Check OPAC, New Books and Holds Area. Air is supplied into these Level 1 room through linear slot wall diffusers. Provide linear slot diffusers with (qty.2) 1" linear slots. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building.

On the basement level provide a separate branch of FCU-2's distribution ductwork up to Level 1. On Level 1, at this location, FCU-2 provides conditioned ventilation air to the Local History Room. Air is supplied into the Local History Room through linear slot wall diffusers. Provide single 1" slot linear supply diffusers. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building. FCU-2 sources heated and cooled refrigerant from HP-2.

- Level 1 Fan Coil Units:
  On Level-1, in the ceiling space above the lobby provide (qty.2) ducted VRF fan coil units, similar to a Daikin "2 Ton MSP Concealed Ducted Unit". Each recirculating unit (FCU-3 and FCU-4) conditions a different area of the building. Suspend each unit in the ceiling space above the lobby. Box out each fan coil unit in an acoustical enclosure. Provide an acoustical intake silencer on the return of each fan coil unit. FCU-3 and FCU-4 source heated and cooled refrigerant from HP-3.
- FCU-3:
  FCU-3 supplies conditioned air to the Mezzanine's Gathering Space. Transfer grilles within the Gathering Space allow for return air transfer into the Mezzanine. Provide a ceiling return grill in the Level 1 Lobby ceiling. Route return air back FCU-3's intake silencer.
- FCU-4:
  FCU-4 supplies conditioned air to the Level 1 Adult Collection area and the Mezzanine's Mezzanine Area. Supply air into the Level 1 Adult Collection Area utilizing a linear slot diffuser. Route ductwork from FCU-4 to linear slot diffusers recessed in the ceiling area just below the Mezzanines balcony. Provide single 1" slot linear supply diffusers. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building.
  In addition, FCU-4 supplies conditioned air from the Level 1 Lobby ceiling area to the Mezzanine. Route ductwork up from Level 1 through risers recessed within the wall. On Level 2, FCU- 4 supplies air to the Mezzanine. Air is supplied into this room through linear slot wall diffusers. Provide linear slot diffusers with (qty.2) 1" linear slots. Provide fully custom, factory painted, linear supply diffusers matching the character of the existing building.

Window Actuators

In addition to the VRF conditioning systems, the building shall be provided with a mechanically actuated glazing system, similar to a Window Master system. Actuated glazing shall be limited to the skylights above Level 1 Lobby. Skylights shall be electronically actuated by a common HVAC / skylight control system. Provide contact sensors within the skylight frame. The HVAC system shall command skylights open/closed based on outdoor air conditions.

Exhaust Fans

Each Basement restroom and the janitors closet shall be provided with a dedicated ceiling recessed exhaust fan (qty.4). Route ductwork in the basement ceiling exhaust fans to exterior wall discharge louvers located in the areaway outside of the Level 1 Staff Room.

Relief Hood

The building shall maintain a positive pressure relationship to the outdoors. On the roof, adjacent to the elevator provide a barometric relief hood. Set the relief hood to 0.1inWC. Provide a wall mounted exhaust grille in the lobby ceiling, duct from the exhaust grille to the barometric relief hood.

IT/Electrical Room Cooling

The building's Basement Telecom and Electrical rooms shall each be provided with a dedicated cooling only split system, similar to a Samsung Split System. Provide (qty.2) Samsung Outdoor Units, AC-1 and AC-2, in the equipment yard adjacent to the buildings heating and cooling heat pumps. Above the door in the Telecom and Electrical room provide wall hung fan coil units, FCU-5 and FCU-6. Route refrigerant from each fan coil unit to its respective outdoor AC units. Route condensate from all (qty.6) fan coil units to the mop sink located in the basement's Janitors room. FCU-1, FCU-2, FCU-5, and FCU-6 shall be provided with integrated condensate pumps.

Provide a central building management system which integrates all the HVAC equipment identified in the equipment list below. The integrator shall provide remote scheduling, metering, and automatic fault detection diagnostics.

HVAC EQUIPMENT LIST:

Heat Pumps:

HP-1: Daikin RXYMQ48PVJU
HP-2: Daikin RXYMQ48PVJU
HP-3: Daikin RXYMQ48PVJU, with 2-Port Adaptor

Fan Coil Units:

FCU-1: Daikin FXMQ48MFVJU
FCU-2: Daikin FXMQ48MFVJU
FCU-3: Daikin FXSQ24TAVJU
FCU-4: Daikin FXSQ24TAVJU

Building Management System:

BMS: Honeywell Niagra N4

Window Actuator:

Lobby Skylights: Window Master

Exhaust Fans:

EF-1: Panasonic FV-30VQ3
EF-2: Panasonic FV-30VQ3
EF-3: Panasonic FV-30VQ3
EF-4: Panasonic FV-30VQ3

Relief Hood:

HD-1: Greenheck WRH 2'x2'x2'

IT/Electrical Cooling:

AC-1: Samsung AC018BNADCH/AA
AC-2: Samsung AC018BNADCH/AA
FCU-3: Samsung AC018BXADCH/AA
FCU-4 Samsung AC018BXADCH/AA

PLUMBING ASSESSMENT
Harrison Memorial Library

PLUMBING ASSESSMENT INTRODUCTION

The following Plumbing services are provided to the building:

Domestic Cold Water
- 1" water meter in vault at north of building
- 1-1/2" water line connected directly downstream to serve new flushometers in Basement Restrooms during 1998 Renovation.
- Irrigation backflow preventer at west of site (within planter)

Domestic Hot Water
- A heat pump water heater was installed relatively recently (nameplate indicates unit manufactured Dec 2022) in Mechanical Room. No circulation pump or expansion tank. Condensate and T&P relief piping routed to floor drain in middle of the room.

Natural Gas
- Meter and Seismic Shutoff valve installed at the building South Installed in 1998 (per 2013 Facilities Report Assessment)
- Gas currently serves furnace only (appears that water heater used to be fed by natural gas but no longer)

Sanitary Sewer
- Sewer lateral replaced in 2002 (per 2013 Facilities Report Assessment)

Storm
- Gutters and downspouts that are routed to grade and terminate below grade piping that (presumably) connects to the site storm system.

Fire Protection
- Sprinklered as part of 1976 renovation. Appears that entire building is sprinklered: 4" fire service with 2" sprinkler drain at north of building.
- Fire Department Connection located on north of building.
- Sprinkler types consist of upright, concealed, and pendant type with cages for protection at sprinklers at low ceilings in the Basement.

The building includes the following groups of fixtures:

(2) Adjacent Restrooms (open to the public)
- Renovated in 1989 to bring a larger water line (1-1/2") presumably to support flushometer toilets
- Wall-hung (back outlet) flushometer toilet
- Vitreous china lavatory basin with lever faucet

(1) Staff Restroom
- Wall-hung (back outlet) gravity flush toilet
- Small vanity with integrated bowl and a lever-type faucet

(1) Staff Break Room
- Small stainless steel top-mount sink with manual goose neck faucet

(1) Janitor Closet
- Floor-mount mop sink with manual hot/cold faucets with integrated vacuum breaker

RECOMMENDATIONS

The Basis of Design proposed for the renovation of the Harrison Memorial Library, includes providing new plumbing systems and fixtures to serve the basement restrooms and janitor's room.

Domestic Cold Water (CW)

The new programming requires approximately 50gpm at 50-60psi to serve the (6) new flushometer toilets and sink fixtures. The existing site is served by a 1-1/2" cold water main and 1" meter. The existing CW service will be required to be upgraded to meet the new demands with a 2" CW point of connection. A new upsized meter will need to be provided and coordinated with the water utility company.

Domestic Hot Water (HW)

The existing heat pump water heater can be reused to serve the new lavatories and janitor's sink fixtures. Hot water piping will be replaced with new. A recirculation pump and expansion tank shall be provided as a part of a complete hot water recirculation system to avoid hot water losses.

Natural Gas (G)

Natural gas system shall be demolished and capped back to the meter as the new building systems will not require gas connections. Gas meter removal shall be coordinated with gas meter company.

Sanitary Waste & Vents

It is recommended that the sewer lateral be scoped as a part of the new construction scope. This scoping survey would include a marked up sketch of existing invert elevations to confirm that the new fixtures can be routed by gravity.

Pending the results of the video scope and the condition of the existing sewer lateral, the sewer lateral may need to be replaced between the building and the main in the street if the condition is unacceptable. The cost estimate should

include a video scope survey report and an "add-alternate" price for replacement of the sewer lateral.

Existing waste and vent connections shall be extended to serve new restroom fixture locations. Existing invert elevation is likely constrained therefore assume 4" waste branches to be able to route at 1% slope. All new plumbing fixtures shall be provided with new vents. Vents shall connect and tie into existing vents-through-roof. New penetrations through the roof shall be avoided.

Storm Drainage

No new scope is required for the storm drain system.

Plumbing Fixtures

All new plumbing fixtures shall be provided as required on architectural plans.

Fire Protection

The entire existing building appears to have sprinklers installed throughout. Storage will be limited to shelving no taller than 8 ft which represents a Light Hazard Classification throughout the building. All sprinkler branches will have to be modified to suit the new architectural layout with new sprinkler heads throughout.

PLUMBING EQUIPMENT LIST:

- (1) 2" Meter (by Water District)
- (1) 2" CW POC
- (1) Sanitary sewer video scope & report
- (1) 4" SS POC
- (1) 20-gallon thermal expansion tank
- (1) ½ HP HW recirculating pump with aquastat & timer
- Plumbing Fixtures (per Arch Plans)
- +Add alternate: sewer lateral replacement.

ELECTRICAL ASSESSMENT

Harrison Memorial Library

A site visit was performed February 4, 2023 during open hours to survey and evaluate the existing electrical systems for adequacy and feasibility of re-use and/or needs for system upgrades for the planned renovation at Harrison Memorial Library.

- The existing service size is 400Amp, 240/120V, 1phase, 3wire. Given the planned renovation, which is understood to include adding substantial load additions such as elevator and potential electrification of the building, we anticipate an electrical service will be required.
- The electrical distribution equipment appears to be from the original construction. While equipment appears to be maintained, the equipment is beyond manufacturers recommended life. For the building renovation, we recommend complete replacement of the distribution system.
- The facility utilizes a variety of lamp types, we recommend standardizing lamp types or utilize LED lighting to limit stock of various lamp types.

EXISTING CONDITIONS

Utility Service

Existing electrical service is 400Amps, 240/120V, 1phase, 3wire. Service appears to be derived from an underground secondary utility network originating on Lincoln Street. Service terminates in an outdoor service enclosure located on an exterior wall of the library.

The service enclosure has the following breakers:

- 400Amp – Main circuit breaker
- 200Amp – Panel A located in the computer/network room
- 200Amp – Panel Q located inside the library adjacent to library stacks
- 50Amp – Labeled as 220v at eves
- 20Amp – Fire Alarm

Building Distribution

- The main switchboard serves various branch panels located throughout the building. Feeder breakers are as follows:
  1. Panel A and associated downstream distribution appears to be a newer installation. Panel B is connected to
  2. Panel A via shunt trip circuit breaker.
- Branch panels do not have physical space for additional circuit breakers to be added.
- Mechanical equipment located at the ground floor and is served from Panel A.
- All building distribution equipment appears to be from original construction.
- Improvements to the branch circuit distribution was observed. For these improvements, devices such as switches, outlets and raceways is done via surface mount raceway, which is no longer in business.

- A newer Panel was added to the distribution system to serve the telecommunications room, complete with rack mounted UPS, servers, switches, etc.

Lighting and Lighting Control System

- Enclosed rooms such as offices and conference rooms are controlled via on-off toggle switches. A few rooms were retrofitted with occupancy sensors.
- Library stacks are manually controlled on-off via toggle switches. Library stacks are controlled via zones.
- Emergency lighting via bug eyes and combo exit sign bug eye fixtures.

Fire Alarm System

- There is an existing fire alarm control panel that appears to be in very good condition. The fire alarm system provides monitoring of the fire sprinkler system and provides area detection via smoke detectors.
- System consists of manual pull stations, smoke detectors, flow switch, and tamper switch. Notification devices consist of strobes and speaker/strobes.

Low Voltage Systems

- A new telecommunication room was added, with dedicated panel and HVAC system. All connectivity originates from this room.
- Connectivity is via hard wire data drops and wifi.

RECOMMENDATIONS

Utility Service

For pricing purposes, include an electrical service upgrade which will provide sufficient capacity for the elevator addition and HVAC improvements. New service shall be 400Amp, 208/120V, 3phase 4wire. Assume PG&E will allow for a UCD transformer (Underground Commercial Distribution Transformer) located below the sidewalk. Note PG&E will require approval and a 'Special Facility' agreement to allow this type of transformer. Otherwise, if PG&E does not approve the UCD transformer, then a pad mount transformer will be required within the property lines.

Building Distribution

A new 400Amp switchboard/meter/main shall be provided outdoor. The main breaker will be set at 300Amp to allow for PV interconnection. Refer to section C below.

The switchboard shall have feeder breakers as follows:

- Elevator, 150Amp 3phase
- PV Interconnection breaker, 80Amp 3phase
- Dedicated panel 42circuit panel, 150Amp 3phase for general lighting and plug loads
- Dedicated panel 42circuit panel, 60Amp 3phase for server room. Panel will be connected to a shunt trip breaker via EPO.
- Dedicated panel 42circuit panel, 100Amp 3phase panel for HVAC and Domestic Hot Water system

Circuit design will not exceed a maximum of 1,600 volt amperes per 20 ampere, 120 volt circuit for general areas. Branch circuit design for computer rooms, offices, and administration will not exceed a maximum of 720 volt amperes per 20 ampere, 120 volt circuit. Motors of 1/2 horsepower and larger will be served at 208 volt service, 3 phase, 3 wire + ground. Motors less than 1/2 horsepower will be served at 120 volt service, 1 phase, 2 wire + ground. Surge Protective Devices and Power Conditioners will be specified and installed on all electrical service equipment feeding computer, server, and sensitive electronic equipment loads. All multi-wire branch circuits will be installed with dedicated neutrals. Highly loaded, 20-amp, continuous electrical loads, such as circulation lighting and servers, will have increased wire sizes (i.e.: from #12 to #10) in order to reduce power loss in the wiring.

Separate wires in conduit will be provided for each of the following loads:

<u>Elevators</u>

- 208V, 3 phase, 3 wire + ground, 60 hertz.

<u>Mechanical and Plumbing Systems</u>

- 208V, 3 phase, 3 wire + ground, 60 hertz.
- 208V, 1 phase, 2 wire + ground, 60 hertz.
- 120V, 1 phase, 2 wire + ground, 60 hertz.

<u>Lighting</u>

- 120V, 1 phase, 2 wire + ground, 60 hertz.

<u>General Purpose Receptacles</u>

- 120V, 1 phase, 2 wire + ground, 60 hertz.

<u>Computer Equipment Areas</u>

- 120V, 1 phase, 2 wire + ground, 60 hertz.

<u>Head-ends for Signal Systems (i.e.: BMS, Security, Fire Alarm, Lighting Controls, etc.)</u>

- 120V, 1 phase, 2 wire + ground, 60 hertz.

<u>Floor boxes, similar to Legrand Evolution 4-gang boxes shall be located as follows:</u>

- Qty 3 – Mezzanine Level
- Qty 6 – Main Level
- Qty 2 – Basement Level, provide 'on-grade' type box.

Photovoltaic System

An addressable lighting control system will have the ability for granular control and monitoring of each luminaire and Provide a 22kW PV system on roof complete with (1) string inverters (Solar Edge SE17.3KUS or equivalent) with DC optimizer and Hi-efficiency solar panels (Rec Alpha Pure R series, 400W). Refer to cut sheets.

Lighting and Lighting Control System

Refer to Lighting Exhibits and Cut Sheets for description and qualitative representation of light fixtures. Custom colors and finishes on select fixtures such as the stack mounted luminaires is expected. Lighting quality, including uniformity, foot-candles, and color rendering will be per IES (Illuminating Engineering Society) recommendations.

The lighting control system will be an addressable control system that will have the ability for granular control and monitoring of each luminaire and associated lighting control device, load monitoring, and automatic demand response

(ADR) capability. Addressable lighting controls will be Lutron Athena, with both wireless and wired components.

The addressable lighting control system will be controlled via application based controls, residing on a the cloud, which allows for seamless post occupancy support and integration with the building energy management systems. The lighting control head-end will have capability of control and monitoring of any space excluding electrical and mechanical rooms in a cluster by area or zone and set schedules/presets. Each luminaire or group of luminaires will be controlled and monitored by individually addressable drivers and/or interface devices.

The primary method of controlling interior luminaires while conserving energy in the building will be achieved through the use of occupancy sensors and manual override switches. These devices will be provided in offices, library stacks, support spaces, and storage rooms. Occupancy sensors will be set to "manual on/auto off" in offices and conference rooms; "auto on/auto off" for restrooms and support areas, "auto on/dim/auto off" for library stacks and public areas. Enclosed stairs will also include occupancy sensor controls to reduce the lighting within the stair (by a minimum of 50%) when it is not occupied. There will be no 24/7 emergency lighting. Emergency lighting will be controlled with other lights. Occupancy sensors that control stairs and emergency egress lighting will be bypassed to provide 100% illumination in the event of normal power failure. Additional photosensors will dim luminaires based on available daylighting.

Astronomical time clock controls, occupancy sensors, and/or photosensors will be provided for exterior, site, and landscape lighting applications via the lighting control system. Lighting will automatically turn on or off as appropriate throughout the course of the day. Photosensors will allow dimming based on scheduled times, occupancy sensor control overrides at night, and adjustment based on available daylight levels.

Daylight harvesting will be designed and specified to reduce energy where natural daylight occurs in sufficient levels. Spaces, receiving sufficient, natural sunlight from glazing, will be equipped with a dimmable lighting system to automatically adjust the amount of electric light against available and constantly fluctuating daylight. This continuously dimming system consists of photocells, daylight dimming control modules, and dimmable 0-10VDC electronic drivers for each space.

Fire Alarm System

Provide a new, code compliant addressable Fire Alarm system with voice evacuation

Low Voltage System

One telecommunication room shall be required for the project. Horizontal backbone shall include cable tray within the telecommunication room and exposed locations. J-hooks shall be used above drop ceilings and accessible/concealed locations.

Network drops for wifi will be provided. For pricing assume the following quantity for wifi:

- Qty 2 – Mezzanine
- Qty 4 – Main Level
- Qty 3 - Basement

ELECTRICAL EQUIPMENT

Switchboard

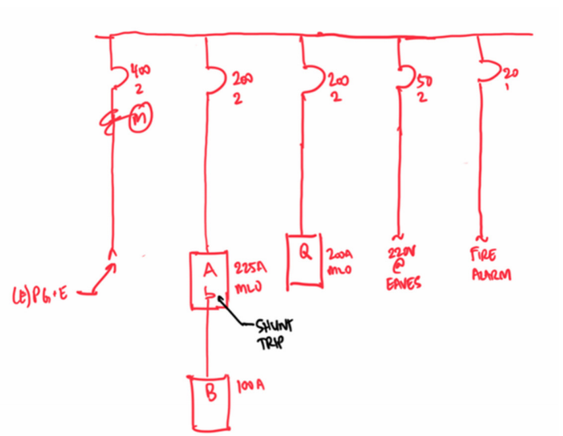
Switchboards will be completely assembled, indoor, free standing, with copper bus bars, full neutral bus, and separate copper ground bus. All bus work will be braced to withstand 36KAIC amperes RMS symmetrical. Short circuit values shall be revisited in future design phase to determine actual ratings for all equipment. Protective devices will be provided with approved barrier between sections and extended load terminals. Protective devices will consist of circuit breakers. Circuit breaker selection will utilize molded case type; be rated for application in their intended enclosure; include solid state tripping with adjustable long time, instantaneous, short time, and ground fault. Additional spare branch feeder breakers will be provided for future and spare capacity. Switchboard will be Eaton Cutler Hammer, Square D, GE, Siemens, or approved equal.

Panelboards

Panelboards shall have door-in-door construction with 42-poles, and copper bussing. Transient Voltage Surge Suppressors shall be used on all panelboards feeding all IT rooms (IDF, MDF, Site Cores, etc). For pricing purposes, 208/120V panelboard bus work will be braced to withstand 22kAIC amperes RMS symmetrical.
Proposed: Square D, Eaton Cutler Hammer, or approved

Conduit and Wiring

Conductors will be copper, THHN or THWN-2, with PVC insulation; galvanized rigid steel (GRS) conduit in exterior or exposed interior work up to eight feet above finished floor, and for work embedded in concrete; rigid nonmetallic conduit (PVC) for all underground exterior work; electrical metallic tubing (EMT) for interior concealed work or above eight feet exposed; flexible metal conduit (Greenfield) for interior work in short lengths or liquid tight flexible metal conduit (Sealtight) wherever moisture may be present for the connection of recessed luminaires, motors, separate building structures and any vibrating equipment. MC Cable shall be used in accessible, concealed locations such as above drop ceilings. Where exposed and/or visible, rigid metallic conduits shall be used.



Electrical Figure 1 – Existing Harrison Library Single Line Diagram

SITE ASSESSMENT
Park Branch Library

The following report summarizes the visual and document assessment performed by the architecture and engineering team of the Park Branch Library.

The existing conditions reported, and system descriptions are based on the team's site walk and review of available project data. While existing conditions documentation was provided by the City for the branch, as is typical for a building of this age, information on systems was incomplete and not comprehensive. Where this was the case, our team relied on past experience with similar building types and made reasonable assumptions based on our professional expertise.

The Park Library is located at the northeast corner of 6th and Mission. The one-story building with a partial basement is the renovated composite of several preceding structures. In 1971 the existing structures on the site were merged to form a branch bank for Crocker-Citizens National Bank. The bank renovation was designed by architect Olof Dahlstrand. The building conversion from a bank to a library was later completed in 1991 by Flescher + Foster Architects. Documented history of the existing building includes:

- 1971: Original Crocker-Citizens National Bank mechanical drawings
- 1988: Library renovation drawings by Hall Goodhue Haisley & Barker
- 1991: Library renovation drawings by Flescher + Foster Architects



Site Figure 1: Site Plan

ARCHITECTURAL ASSESSMENT
Park Branch Library

The exterior of the Park Branch Library appears to be in relatively decent shape given the age of the original structure, without any significant observable deficiencies that would result in envelope failure. That being said, the exterior is relatively worn, with faded paint and dated windows. The exterior materials are inconsistent, with a combination of stucco, stonework, and aluminum framed windows. A large portion of the exterior site is given over to substandard parking and vehicular circulation. Non-structural cracking was observed in exterior concrete slabs, ramps, and stairs, and ferrous handrails with deteriorated paint have resulted in rust stains at the post bases.

The interior entry lobby is in fairly good condition, however is a large space that is not easily utilized and lacking in clear organization and wayfinding. Interior finishes such as carpet, paint, and ceiling tiles are worn and somewhat dilapidated. Lighting is of poor quality, served by recessed fluorescent fixtures throughout. In the children's area, paint colors are extremely dated, and finishes and upholstery are garish and inconsistent. Staff areas are generally worn and in need of new finishes.

Of particular note is the subgrade basement space, which extends from underneath the library to a larger series of rooms under the parking lot. Served by noncompliant stairs, the space shows significant signs of repeated water intrusion, and seriously damaged finishes.

Based on our site evaluation we recommend a comprehensive replacement of interior flooring, finishes, lighting, and furniture to address maintenance issues, functionality, and aesthetics. In addition, we recommend the exterior siding and windows are replaced with new siding and code compliant glazing, to provide both a newly sealed code compliant envelope as well as a revitalized appearance.



Architectural Figure 3: Existing Library - Exterior



Architectural Figure 4: Existing Library - Interior

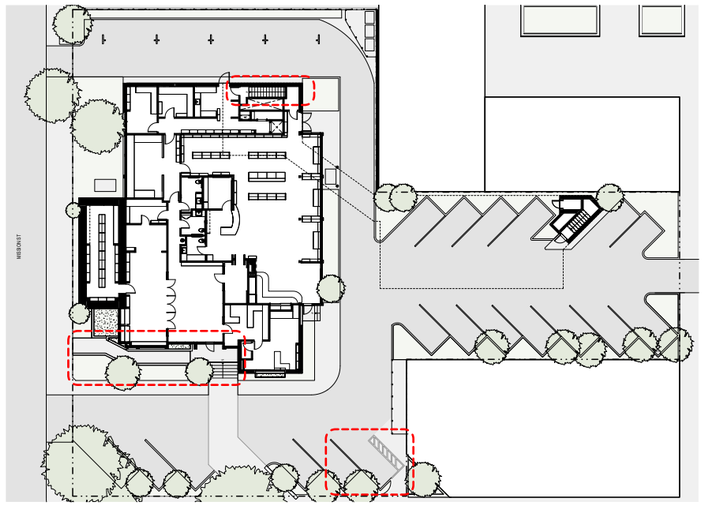
ACCESSIBILITY ASSESSMENT
Park Branch Library

A complete CASp report was prepared by William M. Holl, AIA and Kasavan Architects for the City of Carmel-by-the-Sea, dated September 28, 2018, detailing code compliance deficiencies at several municipal buildings, including the Park Branch Library. Our assessment highlights non-compliant elements of the building that we determined to be a top priority for the renovation and improvement of the library.

At the main entry, several accessibility issues were observed at the main stair and ramp. At the onset, the sidewalk slopes at the bottom of the stairs do not meet the code-minimum cross slope requirements for an accessible landing. However, the stair treads and risers themselves meet code requirements. The adjacent concrete ramp, interrupted by an abrupt turn at the corner of the building with no intermediate landing, does not meet code requirements outlined in the California Building Code (CBC) Chapter 11B, section 405. And handrails for both stairs and ramp were observed to be non-compliant as well.

Another notable accessibility deficiency that was observed relates to the accessible parking. The accessible parking stall located along the main entry drive aisle falls short of code-required clearances for angled parking as outlined in CBC Chapter 11B, section 502. Further, a van accessible parking stall is not provided as required by CBC Chapter 11B, section 208.

The interior of the building had a limited number of notable deficiencies, with the stairs leading to the basement area and mechanical rooms were found to be non-compliant.



Accessible Figure 3: Existing Library - Main Level

STRUCTURAL ASSESSMENT
Park Branch Library

INTRODUCTION

The building is a one-story wood framed building, approximately 6,000 square feet, with a partial basement extending beyond the building footprint towards east parking lot. The building was originally built in 1971.

Gravity Load Carrying System

Roof:

- Wood sheathing on 2x10 wood joists spaced at 24". O.C.. Joists are supported by 4x14 wood beams and glulam beams. Beams are supported by wood and steel posts on the interior and concrete walls on the perimeter.

Walls:

- 2x wood stud at 16" O.C. and 8" concrete walls at stone veneer walls.

Foundation:

- Conventional concrete wall foundations.
- Concrete slab on grade basement floor.

Lateral Load Carrying System:

- Concrete walls.

List of Available Documents

- Drawing prepared by Hall Goodhue Haisley & Barker dated 1/26/88.

Site Visit

BASE Design visited the site on February 24, 2023. The main purpose of the site visit was to gather the following data and to evaluate the physical conditions of the structures.

1. Type and materials of building and foundation construction.
2. Type of construction at roofs, floors, and walls.
3. Type of finishes.
4. Presence and frequency of shear panels.
5. Visible cracks in superstructure and foundation.
6. Decay of structural elements.

During the site visit, the building was examined for evidence of weather decay, cracking or settlement. Finishes were not removed and therefore, identification of structural conditions hidden by architectural finishes or below existing grade was not performed.

Site Observations

The existing building appeared to be in relatively good condition. There were no major signs of deterioration observed. Due to limited availability of existing structural drawings, existing main structural elements could not be verified in field.

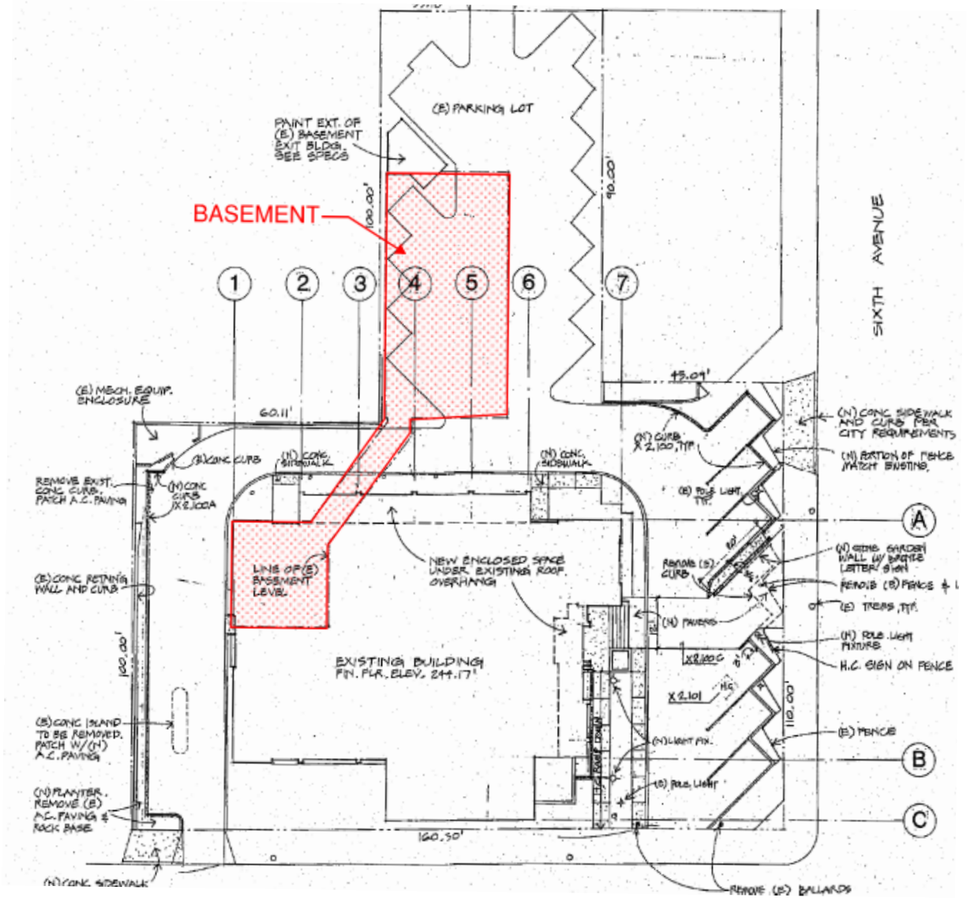
RECOMMENDATIONS

The original building was built in 1971. Since the original construction, it appears that there have not been any seismic upgrades to the building. Today's building codes are considerably more stringent with regard to seismic design than those in effect when the building was constructed. We recommend implementing seismic upgrades as part of any future renovation work.

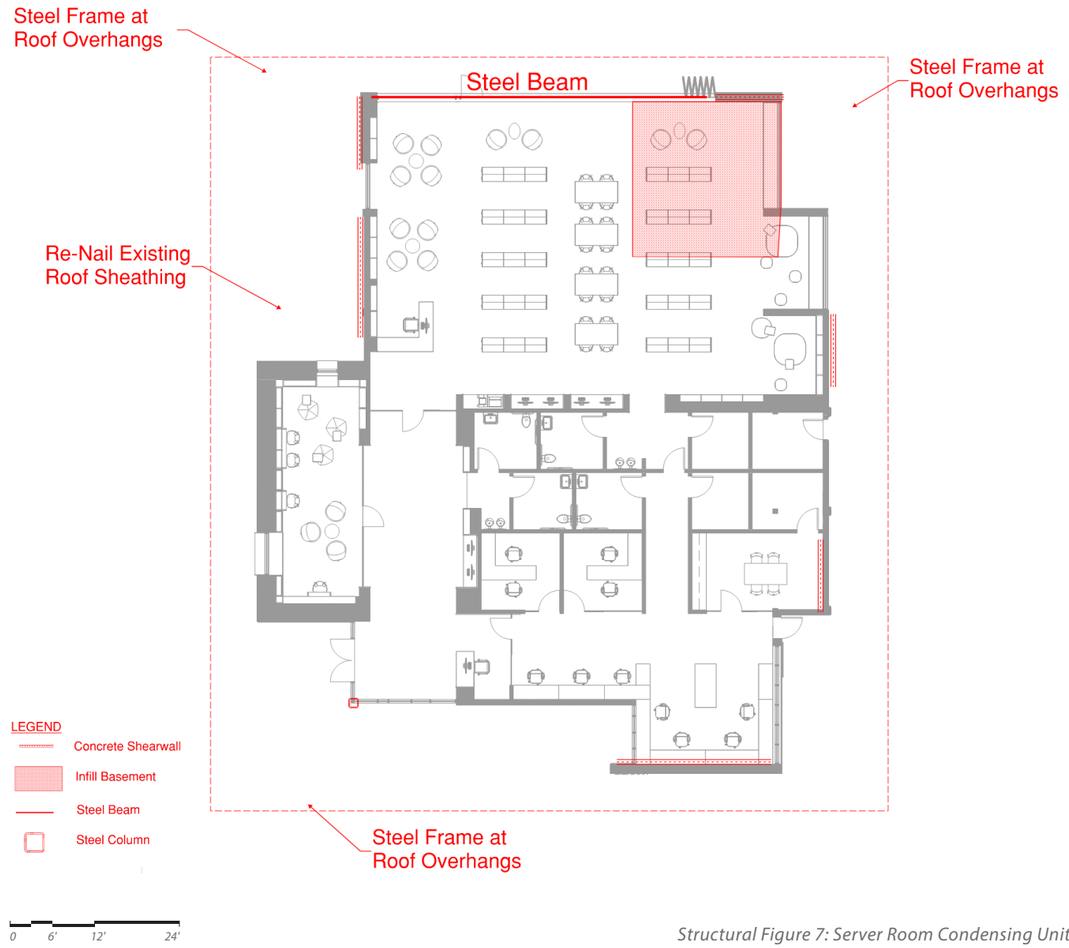
Proposed renovations will require alterations to both gravity and lateral elements of the existing building. New concrete shear walls and steel framing will be required.

This report includes a qualitative (visual) evaluation of an existing building. Obvious gravity or seismic deficiencies that are identified visually during our site visit or on available drawings are identified and documented in this report.

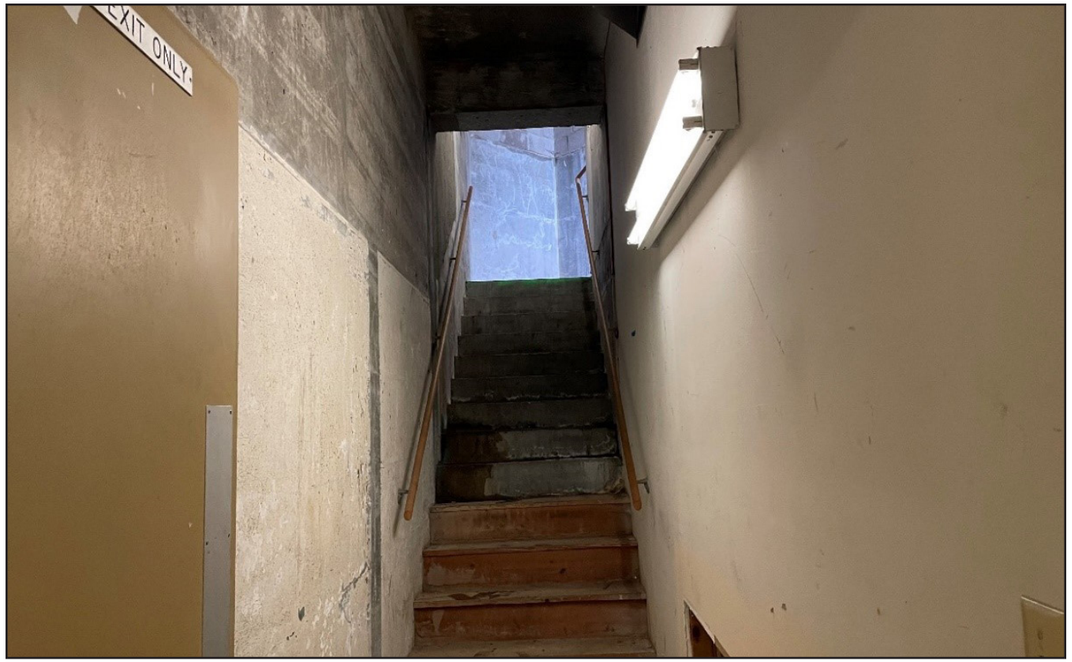
Users of this report are advised that deficiencies may exist in the structure that were not observed in this limited evaluation. Our services have consisted of providing professional opinions, conclusions, and recommendations based on generally accepted structural engineering principles and practices.



Structural Figure 6: Building Plan



Structural Figure 7: Server Room Condensing Unit



Structural Figure 8: Basement Entrance



Structural Figure 9: Basement

MECHANICAL ASSESSMENT

Park Branch Library

INTRODUCTION

The Park Branch Library is heated and ventilated by four forced air furnaces air handling units, and a central return air fan. The building's furnaces and central return fan are located within the building's mechanical room.
Each furnace air handling unit is identical, further investigation of all model numbers will be required to confirm. Furnaces serving the Park Branch are lower capacity than those serving the Harrison Memorial Library, but the model family is similar.

Furnaces F-1 and F-2 serve dedicated risers, each are supply air into a dedicated duct riser above the unit. Furnaces F-3 and F-4 are twinned, the pair appear to operate as a single unit. Furnaces F-3 and F-4 discharge supply air into a common duct riser located above the units.

Furnace F-1: *Carrier 58CTY-090*

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

Furnace F-2: *Carrier 58CTY-090*

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

Furnace F-3: *Carrier 58CTY-090*

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

Furnace F-4: *Carrier 58CTY-090*

- High Heating Capacity: 71,000 BTU/HR
- Low Heating Capacity: 47,000 BTU/HR
- High Airflow @ 1.0inWC: 915 CFM
- Low Airflow @ 1.0inWC: 370 CFM
- Efficiency (AFUE): 80%
- Power: 115V / MUA: 10.2amp / MCOP: 20amp

The existing furnaces appear to be in sufficient operating condition. Based on a review of available project materials, it is believed that the furnaces were installed within the last 10 years. Furnaces appear to be well operating and maintained; furnaces should have at least 10 years of useful life remaining. Each furnace discharges air into a ducted riser. Duct connections appear clean. All four furnaces sit above a common intake plenum. This plenum is used to mix return air with fresh air. This mixed air is sucked in by the furnaces, heated, and supplied to the occupied parts of the building. The plenum is a custom construction, originally built in 1971 when the building HVAC was originally constructed. The plenum has been retrofit to include actuated control dampers. These dampers are intended to modulate open and closed, allowing the unit to operate in mixed air mode, 100% recirculation mode, or 100% outdoor air mode. It is unclear

if these dampers still function as intended. Based on the age of the actuators, they are likely at the end of their useful life.

The furnace's mixed air plenum is fed air from two sources, an outdoor air connection and a return air connection. Outdoor air is fed directly from the outdoors, a duct connects the mixed air plenum to an outdoor intake louver on the building's exterior facade. Return air is ducted to the mixed air plenum from the buildings return air fan. The return air fan is located within the building's basement mechanical room. This fan draws return air from various points within the occupied portions of the building. Return air inlets are integrated into interior, with return air grills at the base of bench seating in some areas. The return air fans discharge is split into two air streams, one air stream is exhaust out the building, and the second air stream is sent to the furnace's mixed air plenum. A manual balancing damper is utilized to balance airflows at the divergence. Based on a visual inspection of the age, the return air fan is likely approaching the end of its useful life.

Air is supplied from the furnaces to the first floor and to the regularly occupied areas of the basement. The first floor ceiling is mostly accessible through accessible ceiling tile. Like the Harrison branch, the stacks and reading areas of the Park Branch Library are not mechanically cooled. Instead these spaces rely on outdoor air supplied from the furnaces and Carmel's cool coastal climate. And similar to the Harrison branch, the Park Branch Library's computer / IDF room has been provided with a dedicated system. The Park Branch computer room heating / cooling system consists of an outdoor pad mounted heat pump air handling unit and associated distribution ductwork. The heat pump air handling unit provides heating and cooling. Based on visual inspection this unit does not appear to be properly balanced. When operating the unit appears to be experiencing significant vibration. Improperly balanced equipment will shorten equipment's anticipated useful life. Due to the style, type, and assumed age the existing heat pump is not recommended for re-use.

Packaged Unit AHU-1: *York B2HZ024A06A*

- High Heating Capacity: 27,000 BTU/HR
- Cooling Heating Capacity: 24,000 BTU/HR
- Max External Static Pressure @ 0.5inWC
- Power: 208V / RLA: 17.6 / MCOP: 20amp MCOP

Supply air and return air are ducted from the outdoor unit into the building. Exterior ductwork has been coated for exterior application. Due to exposure, exterior ductwork is not recommended for reuse.
Restrooms are exhausted by dedicated ceiling mounted exhaust fans located within restrooms. Some of these exhaust fans appear original and are reaching the end of their useful life expectancy.

RECOMMENDATIONS

The Basis of Design HVAC system proposed for the renovation of the Park Branch Library is air source heat pumps serving indoor fan coil units and a radiant floor. Locate heat pumps, thermal storage tanks, and hydronic pumps within the Mechanical Enclosure, as indicated on the site plan.

Heat Pumps

Provide (qty.2) single zone variable refrigerant volume (VRF) heat pumps – similar to a Daikin VRV-S Heat Pumps (HP-1 and HP-2). These heat pumps shall provide heated or cooled refrigerant to indoor fan coil units.

Additionally, within the Mechanical Enclosure provide (qty.2) high temperature heat pumps, similar to Sanden CO2 heat pumps (HP-3 and HP-4). Provide (qty.2) 100-gallon thermal storage tanks (ST-1 and ST-2). ST-1 provides heating hot water to the buildings radiant floor. ST-2 provides domestic hot water to the building.

Radiant Heating

The wood flooring limited to the Children's Reading Room shall be provided with integrated radiant tubing, similar to a Warmboard product. Less than 2,400 square feet of Warmboard product anticipated. Provide radiant tubing within the Children's Rooms wood floor. Route radiant tubing to a common manifold in a wall. From the manifold provide a set of hot water supply and return pipes to the heating hot water storage tank ST-1. Provide a dedicated circulating pump to serve the heating hot water loop. The radiant wood floor shall be enabled whenever the building is occupied to maintain comfort and modulated by an IR thermostat.

Fan Coil Units

Within the building, above the Vestibule provide (qty.2) 100% Outdoor Air VRF fan coil units, similar to a Daikin" 4-Ton 100% Outdoor Air Processing Unit". Each 100% outdoor air unit (FCU-1, and FCU-2) conditions a different area of the building. Provide a ducted connection between intake of each unit to a dedicated mixing boxes. Provide (qty.2) modulating mixing boxes, similar to Mirco Metal Belimo Actuated 2,000 CFM Mixing Boxes (MXB-1 and MXB-2). MXB-1 serves FCU-1, located MXB-1 over the Storage Room. MXB-2 serves FCU-2. Locate MXB-2 over the Custodial Room.
Provide a ducted connection between intake of each mixing box to a common outdoor air intake louver.
Suspend each fan coil unit in the ceiling space above the Vestibule. Box out each fan coil unit in an acoustical enclosure.
Provide an acoustical intake silencer on the return of each fan coil unit.

Mixing Box MXB-1

FCU-1 supplies heated and cooled air to the Children's room. Duct from the discharge of FCU-1 to side wall supply diffusers in the Children's room. MXB-1 serves FCU-1. MXB-1 requires three duct connections, outdoor air intake; return air intake; and mixed air discharge. Connect the mixed air discharge to FCU-1. Provide an intake silencer before connecting return ductwork to MXB-1. Route from the outdoor air intake to an outdoor air intake louver located above the Electrical Room.

Mixing Box MVB-2

FCU-2 supplies heated and cooled air to the Teen's Room, Lobby, Offices, Staff Workroom, and Staff Lounge. This FCU operates as a single zone and sources heated and cooled refrigerant from HP-2. In each zone served by FCU-2 provide linear slot diffusers with (qty.1) 1" linear slots.
Well integrate slot diffusers with architectural wood slot ceiling, aligning HVAC slots with architectural wood slots.
Provide an open plenum return. MXB-2 serves FCU-2. MXB-2 requires three connections, outdoor air intake; return air intake; and mixed air discharge. Connect the mixed air discharge to FCU-2. Provide an intake silencer before connecting return ductwork to MXB-2. Route from the outdoor air intake to an outdoor air intake louver located above the Electrical Room.

Window Actuators

The building shall be provided with a mechanically actuated glazing system, similar to a Window Master system. Actuated

glazing shall be limited to the skylights above the Lobby. Skylights shall be electronically actuated by a common HVAC / skylight control system. Provide contact sensors within the skylight frame. The HVAC system shall command skylights open/closed based on outdoor air conditions.
Additionally, provide contact sensors within the frame of the Operable Glass Wall frame. The building's HVAC control system shall disable use of FCU-1 when the sensors indicates the Operable Glass Wall is open.

Exhaust Fans

Each restroom, the janitors closet and the staff lounge shall be provided with a dedicated ceiling recess exhaust fan (qty.6). Route discharge ductwork to roof vent caps.

Relief Hood

The building shall maintain a positive pressure relationship to the outdoors. On the roof, above the lobby provide a barometric relief hood. Set the relief hood to 0.1inWC.

IT/Electrical Room Cooling

The building's Telecom and Electrical rooms shall each be provided with a dedicated cooling only split system, similar to a Daikin Split System. Provide (qty.2) Daikin Outdoor Units, AC-1 and AC-2, in the Mechanical Enclosure adjacent to the buildings heating and cooling heat pumps. Above the door in the Telecom and Electrical room provide wall hung fan coil units, FCU-3 and FCU-4. Route refrigerant from each fan coil unit to its respective outdoor AC units.
Route condensate from all (qty.2) fan coil units to the mop sink located in the Custodian's room.
Provide a central building management system which integrates all the HVAC equipment identified in the equipment list below. The integrator shall provide remote scheduling, metering, and automatic fault detection diagnostics.

HVAC EQUIPMENT LIST:

Storage Tanks:

ST-1: AO Smith, Outdoor Rated, 100 Gallon, Insulated
ST-2: AO Smith, Outdoor Rated, 100 Gallon, Insulated

Radiant:

Zone 1: 2,400 SQFT of Warmboard Product

Mixing Boxes:

MXB-1: MicroMetl VRF Mixing Box TOSH-CAR 6-8T
MXB-2: MicroMetl VRF Mixing Box TOSH-CAR 6-8T

Window Actuator:

Lobby Skylights: Window Master
Operable Glass Wall Frame Contact Sensor: Window Master

Relief Hood:

HD-1: Greenheck WRH 2'x2'x2'

Exhaust Fans:

EF-1: Panasonic FV-30VQ3
EF-2: Panasonic FV-30VQ3
EF-3: Panasonic FV-30VQ3
EF-4: Panasonic FV-30VQ3
EF-5: Panasonic FV-30VQ3
EF-6: Range Hood

Fan Coil Units:

FCU-1: Daikin FXMQ48MFVJU
FCU-2: Daikin FXMQ48MFVJU

IT/Electrical Cooling

AC-1: Samsung AC018BNADCH/AA
AC-2: Samsung AC018BNADCH/AA
FCU-3: Samsung AC018BXADCH/AA
FCU-4 Samsung AC018BXADCH/AA

Heat Pumps:

HP-1: Daikin RXYMQ48PVJU
HP-2: Daikin RXYMQ48PVJU
HP-3: Sanden SANCO2 v4
HP-4: Sanden SANCO2 v4

PLUMBING ASSESSMENT

Park Branch Library

INTRODUCTION

The following Plumbing services are provided to the building:

Domestic Cold Water

- 1-1/2" water meter in vault at south of building (along 6th Ave).
- 1" water line connected to main at the corridor beneath the parking lot.

Domestic Hot Water

- A tank-type electric water is installed on a shelf within the Janitor Closet on the Ground Floor. A circulation pump is included but no expansion tank. (The lack of expansion tank can result in high pressure spikes as a result of thermal expansion.) T&P relief piping and drain from pan routed to mop sink beneath unit.

Natural Gas

- Meter installed at the building North, routed below parking lot to serve backup generator and HVAC equipment.

Sanitary Sewer

- Sewer lateral at east of building beneath parking lot.
- 1988 Drawings indicate a 3" lateral size in ceiling of Basement.
- Drawings explicitly call out 1/8" slope minimum which suggests that the existing lateral is constrained by a shallow invert elevation. (1/8" per ft slope is only technically allowed by Plumbing Code for 4" pipes and larger.

Storm Water

- Gutters and downspouts that are routed to grade and terminate below grade piping that (presumably) connects to the site storm system.
- The basement has a history of flooding and moisture intrusion even though there have been several basement renovations intended to solve the problem. A sump pump and been installed to presumably prevent standing water but does not address the larger issue of moisture intrusion and resulting dampness.

Fire Protection

- Modifications and expansion of the sprinklers noted in 1988 Drawings that appear to bring the building is sprinklered: 3" fire service and fire department connection at south of building along 6th Ave. Enters basement to extend to rest of building.
- (What appears to be) a pre-action assembly is provided outside the building beside the outdoor HVAC unit. Not clear whether the system is still functional.
- Sprinkler types consist of upright, concealed, and pendant type with cages for protection at sprinklers at low ceilings in the Basement and stairwells.
- 1988 drawings indicate hydrant data: 118 psi static and 66 psi static.
- Drawings emphasize that system is sized for a Light Hazard Occupancy which limits the height of the stacks

that are allowable by code. (likely constrained by the existing 3" service that is relatively small for a this type of building.)

The building includes the following groups of fixtures:

(3) Adjacent Restrooms at Ground Floor
- Floor-mount gravity flush toilet
- Drop-in vitreous china lavatory basin with manual faucet
- Drinking fountain and bottle filler (appear to be relatively new)

(1) Restroom Group in Basement underneath the parking lot (not in use)
- Floor-mount gravity flush toilets
- Wall mounted vitreous china lavatories with manual hot/cold faucets

(1) Staff Break Room
- Small stainless steel top-mount sink with manual goose faucet

(2) Janitor Closet (Ground floor and Basement)
- Floor mount mop sink with manual hot/cold faucets with integrated vacuum breaker

RECOMMENDATIONS

The Basis of Design proposed for the renovation of the Park Branch Library includes providing new plumbing systems and fixtures to serve the first-floor restrooms.

Domestic Cold Water (CW)

The new programming requires approximately 40gpm at 50-60psi to serve the (4) new flushometer toilets and sink fixtures. The existing site is served by a 1" cold water main and 1-1/2" meter. The existing CW main will be required to be upgraded to meet the new demands with a 2" CW point of connection. The existing 1-1/2" meter will be adequate to serve the new demands. The pipe shall be upsized at the existing point of connection location to the building.

Domestic Hot Water

The existing tank-type electric water heater shall be replaced by the heat pump water heaters serving the buildings radiant slab. As indicated in the HVAC section, (2) 4.5kW CO2 heat pumps, and (2) 100-gallon storage tanks will be provided to serve the combination heating hot water and domestic hot water systems. A recirculating hot water pump and expansion tank shall be provided for the domestic hot water system. The hot water equipment will be located in the mechanical area outdoors. Space for weather-proof enclosure shall be provided for the recirculating pump and expansion tank.

Heat pumps and tanks will be included as a part of the mechanical scope and cost.

Natural Gas (G)

Natural gas system serving the backup generator shall remain. All other natural gas connections and piping shall be demolished back to the main.

Sanitary Waste & Vents

It is recommended that the sewer lateral be scoped as a part of the new construction scope. Pending the results of the video scope and the condition of the existing sewer lateral, the sewer lateral may need to be replaced between the building and the main in the street if the condition is unacceptable. The cost estimate should include a video scope survey report and an "add-alternate" price for replacement of the sewer lateral. All plumbing fixtures shall connect to a new 4" sewer connection.

All new plumbing fixtures shall be provided with new vents. Vents shall connect and tie into existing vents-through-roof. New penetrations through roof shall be avoided.

Storm Drainage

(6) Floor drains and a sump pump shall be provided at the basement level to mitigate the flooding issues seen by the building. All floor drains shall be routed to the sump pump at 2% slope. Installation of the floor drains will include saw-cutting the existing slab. The sump pump shall be a 3' diameter, 12' deep, 5 HP duplex system and connect directly to the storm drain system. Because the new design includes severing the basement from the original building, a new storm drain point of connection will be required to discharge the sump pump into. A new 4" storm drain connection shall be provided and coordinated with civil and site design. An electrical connection for the sump pump including a disconnect and a panel shall be provided as part of the scope of work. The new electrical connection will need to be coordinated with the existing electrical service.

Plumbing Fixtures

All new plumbing fixtures shall be provided as required on architectural plans.

Fire Protection

The entire existing building appears to have sprinklers installed throughout. Storage will be limited to shelving no taller than 8 ft which represents a Light Hazard Classification throughout the building. All sprinkler branches will have to be modified to suit the new architectural layout with new sprinkler heads throughout.

PLUMBING EQUIPMENT LIST:

- Plumbing Fixtures: All new plumbing fixtures shall be provided as required on architectural plans.
- (1) 2" CW POC
- (1) Sanitary sewer video scope & report
- (1) 4" SS POC
- *HW Storage Tank specified in HVAC Equipment List
- *HW Heat Pumps specified in HVAC Equipment List
- (1) HW Expansion tank
- (1) HW Recirc Pump
- (6) 3" Floor drains
- (1) 3' Dia. x 12' Deep Fiberglass Sump basin
- (2) Sump pumps (duplex system) 2.5 HP each
- (1) Sump pump electrical control panel
- Plumbing Fixtures (per Arch Plans)
- Add Alternate: sewer lateral replacement

ELECTRICAL ASSESSMENT

Park Branch Library

A site visit was performed February 4, 2023 during open hours to survey and evaluate the existing electrical systems for adequacy and feasibility of re-use and/or needs for system upgrades for the planned renovation at Park Branch Library.

- The existing service size is 400Amp, 208/120V, 3phase, 4wire located in the basement. Given the extent of the planned renovation and age of the equipment, we recommend replacement
- The electrical distribution equipment appears to be from the original construction. While equipment appears to be maintained, the equipment is beyond manufacturers recommended life. For the building renovation, we recommend complete replacement of the distribution system.

EXISTING CONDITIONS

Utility Service

- Existing electrical service for the building is 400Amp, 120/208V, 3phase, 4wire. Based on record drawings, it appears service is derived from a PG&E secondary box located along 6th Avenue. If constructed today, PG&E will require that a 3phase service of this capacity will require a pad mount transformer within the property lines.
- The switchboard and branch panels appear to be in satisfactory working conditions. The below grade installation of the switchboard does not have a housekeeping pad and lacks a 'drip-loop' section that PG&E requires for below grade installations. A drip-loop section prevents potential water intrusion from the service conduits.

Building Distribution

The service enclosure has the following breakers:

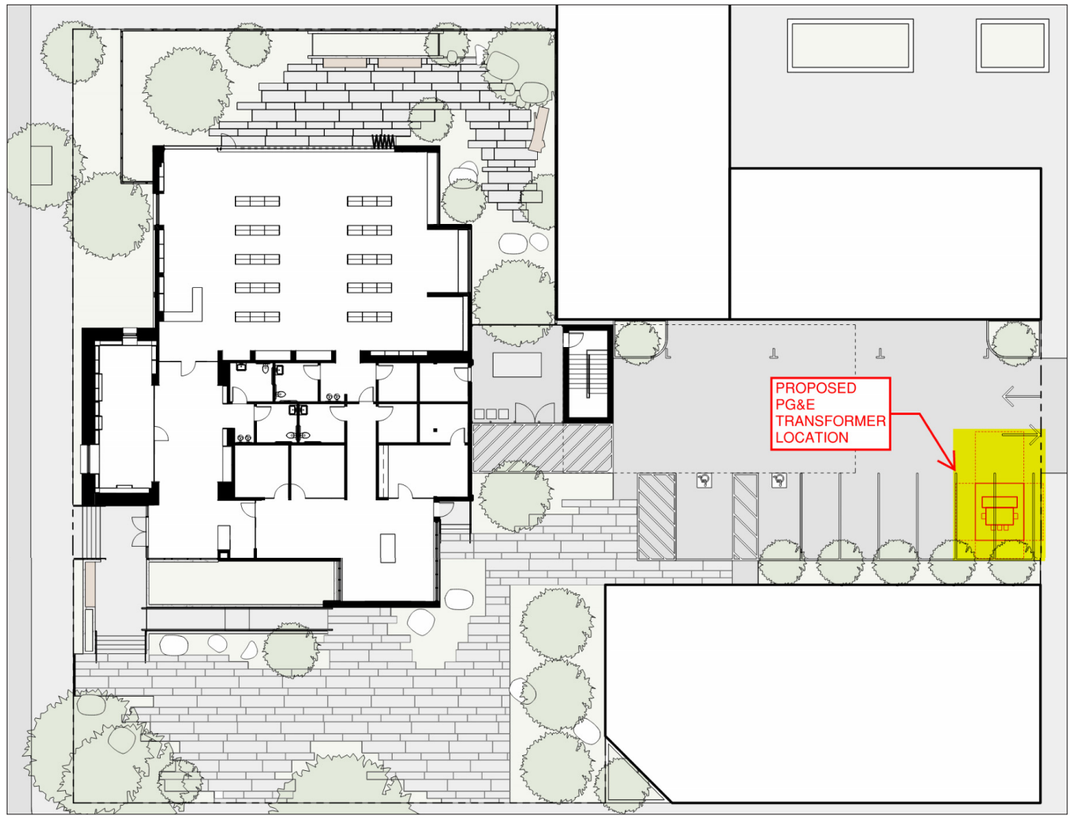
- 400Amp – Main circuit breaker with a surge protection device
- 150Amp – Panel A located in closet adjacent to office spaces
- 150Amp – Panel B
- 150Amp – Panel C (dedicated for mechanical equipment)
- 100Amp – Panel D located at the east end of the basement/tunnel

Park Branch Library panels also appear to be in satisfactory condition, but do not have many spares or spaces for adding circuits.

A 14kW natural gas generator was observed, and appears to have been installed May 2022. The generator is providing standby power for a sump pump.

Lighting and Lighting Control System

- Enclosed rooms such as offices and conference rooms are controlled via on-off toggle switches. A few rooms were retrofitted with occupancy sensors.
- Library stacks are manually controlled on-off via toggle switches. Library stacks are controlled via zones.



Electrical Figure 2 – Library Stacks and Panel

- Emergency lighting via bug eyes and combo exit sign bug eye fixtures.

Fire Alarm System

- There is an existing fire alarm control panel that appears to be in very good condition. The fire alarm system provides monitoring of the fire sprinkler system and provides area detection via smoke detectors.
- System consists of manual pull stations, smoke detectors, flow switch, and tamper switch. Notification devices consist of strobes and speaker/strobes.

Low Voltage Systems

- Telcom services terminate a telecom backboard located adjacent to the existing switchboard in the basement.
- Connectivity is via hard wire data drops and wifi.

RECOMMENDATIONS

Utility Service

Include an electrical service upgrade which will provide sufficient capacity for the planned improvements. New service shall be 600Amp, 208/120V, 3phase 4wire. Provide a new pad-mounted PG&E transformer, refer to Figure 6.

Building Distribution

A new 600Amp switchboard/meter/main shall be provided in a dedicated electrical room. The main breaker will be set at 500Amp to allow for PV interconnection. Refer to section C below.

- The switchboard shall have feeder breakers as follows:
- Lighting Panel, 100Amp 3phase
- Receptacle Panel, 225Amp 3phase
- Dedicated 100Amp 3phase panel for Network equipment
- PV Interconnection breaker, xxAmp 3phase
- 90Amp 1phase for existing generator connection

Circuit design will not exceed a maximum of 1,600 volt amperes per 20 ampere, 120 volt circuit for general areas. Branch circuit design for computer rooms, offices, and administration will not exceed a maximum of 720 volt amperes per 20 ampere, 120 volt circuit. Motors of 1/2 horsepower and larger will be served at 208 volt service, 3 phase, 3 wire + ground. Motors less than 1/2 horsepower will be served at 120 volt service, 1 phase, 2 wire + ground. Surge Protective Devices and Power Conditioners will be specified and installed on all electrical service equipment feeding computer, server, and sensitive electronic equipment loads. All multi-wire branch circuits will be installed with dedicated neutrals. Highly loaded, 20-amp, continuous electrical loads, such as circulation lighting and servers, will have increased wire sizes (i.e.: from #12 to #10) in order to reduce power loss in the wiring.

Separate wires in conduit will be provided for each of the following loads:

Elevators:

- 208V, 3 phase, 3 wire + ground, 60 hertz.

Mechanical and Plumbing Systems:

- 208V, 3 phase, 3 wire + ground, 60 hertz.
- 208V, 1 phase, 2 wire + ground, 60 hertz.
- 120V, 1 phase, 2 wire + ground, 60 hertz.

Lighting:

- 120V, 1 phase, 2 wire + ground, 60 hertz.

General Purpose Receptacles:

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Computer Equipment Areas:

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Head-ends for Signal Systems (i.e.: BMS, Security, Fire Alarm, Lighting Controls, etc.):

- 120V, 1 phase, 2 wire + ground, 60 hertz.

Floor boxes, similar to Legrand Evolution 4-gang boxes shall be located as follows:

Qty 3 – Mezzanine Level

Qty 6 – Main Level

Qty 2 – Basement Level, provide 'on-grade' type box

Photovoltaic System

Provide a 69kW PV system on roof complete with (4) string inverters (Solar Edge SE17.3KUS or equivalent) with DC optimizer and Hi-efficiency solar panels (Rec Alpha Pure R series, 400W). Refer to cut sheets.

Lightning and Lightning Control System

Refer to Lighting Exhibits and Cut Sheets for description and qualitative representation of light fixtures. Custom colors and finishes on select fixtures such as the stack mounted luminaires is expected. Lighting quality, including uniformity, foot-candles, and color rendering will be per IES (Illuminating Engineering Society) recommendations.

The lighting control system will be an addressable control system that will have the ability for granular control and monitoring of each luminaire and associated lighting control device, load monitoring, and automatic demand response (ADR) capability.

Addressable lighting controls will be Lutron Athena, with both wireless and wired components. The addressable lighting control system will be controlled via application based controls, residing on a the cloud, which allows for seamless post occupancy support and integration with the building energy management systems. The lighting control headend will have capability of control and monitoring of any space excluding electrical and mechanical rooms in a cluster by area or zone and set schedules/presets. Each luminaire or group of luminaires will be controlled and monitored by individually addressable drivers and/or interface devices.

The primary method of controlling interior luminaires while conserving energy in the building will be achieved through the use of occupancy sensors and manual override switches. These devices will be provided in offices, library stacks, support spaces, and storage rooms. Occupancy sensors will be set to "manual on/auto off" in offices and conference rooms; "auto on/auto off" for restrooms and support areas, "auto on/dim/auto off" for library stacks and public areas. Enclosed stairs will also include occupancy sensor controls to reduce the lighting within the stair (by a minimum of 50%) when it is not occupied. There will be no 24/7 emergency lighting. Emergency lighting will be controlled with other lights. Occupancy sensors that control stairs and emergency egress lighting will be bypassed to provide 100% illumination in the event of normal power failure. Additional photosensors will dim luminaires based on available daylighting.

Astronomical time clock controls, occupancy sensors, and/or photosensors will be provided for exterior, site, and landscape lighting applications via the lighting control system. Lighting will automatically turn on or off as appropriate throughout the course of the day. Photosensors will allow dimming based on scheduled times, occupancy sensor control overrides at night, and adjustment based on available daylight levels.

Daylight harvesting will be designed and specified to reduce energy where natural daylight occurs in sufficient levels. Spaces, receiving sufficient, natural sunlight from glazing, will be equipped with a dimmable lighting system to automatically adjust the amount of electric light against available and constantly fluctuating daylight. This continuously dimming system consists of photocells, daylight dimming control modules, and dimmable 0-10VDC electronic drivers for each space.

Fire Alarm System

Provide a new, code compliant addressable Fire Alarm system with voice evacuation.

Low Voltage Systems

One telecommunication room shall be required for the project. Horizontal backbone shall include cable tray within the telecommunication room and exposed locations. J-hooks shall be used above drop ceilings and accessible/concealed locations.
Network drops for wifi will be provided. For pricing assume Qty 8 network drops for WAPs

Switchboard

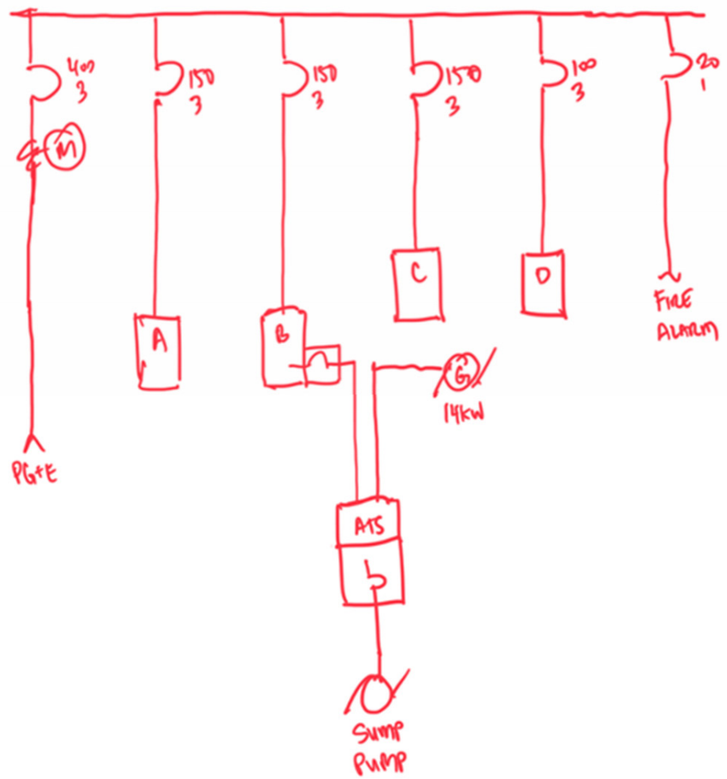
Switchboards will be completely assembled, indoor, free standing, with copper bus bars, full neutral bus, and separate copper ground bus. All bus work will be braced to withstand 36KAIC amperes RMS symmetrical. Short circuit values shall be revisited in future design phase to determine actual ratings for all equipment. Protective devices will be provided with approved barrier between sections and extended load terminals. Protective devices will consist of circuit breakers. Circuit breaker selection will utilize molded case type; be rated for application in their intended enclosure; include solid-state tripping with adjustable long time, instantaneous, short time, and ground fault. Additional spare branch feeder breakers will be provided for future and spare capacity. Switchboard will be Eaton Cutler Hammer, Square D, GE, Siemens, or approved equal.

Panelboards

Panelboards shall have door-in-door construction with 42-poles, and copper bussing. Transient Voltage Surge Suppressors shall be used on all panelboards feeding all IT rooms (IDF, MDF, Site Cores, etc). For pricing purposes, 208/120V panelboard bus work will be braced to withstand 22kAIC amperes RMS symmetrical.
Proposed: Square D, Eaton Cutler Hammer, or approved.

Conduit and Wiring

Conductors will be copper, THHN or THWN-2, with PVC insulation; galvanized rigid steel (GRS) conduit in exterior or exposed interior work up to eight feet above finished floor, and for work embedded in concrete; rigid nonmetallic conduit (PVC) for all underground exterior work; electrical metallic tubing (EMT) for interior concealed work or above eight feet exposed; flexible metal conduit (Greenfield) for interior work in short lengths or liquid tight flexible metal conduit (Sealtight) wherever moisture may be present for the connection of recessed luminaires, motors, separate building structures and any vibrating equipment. MC Cable shall be used in accessible, concealed locations such as above drop ceilings. Where exposed and/or visible, rigid metallic conduits shall be used.



Electrical Figure 3 – Park Branch Library Single Line Diagram

Attachment 2

HARRISON MEMORIAL LIBRARY CONCEPTUAL DESIGN II.

Attachment 2





CONCEPTUAL DESIGN SUMMARY

Harrison Memorial Library

With such a prominent presence in the heart of Carmel-by-the-Sea and its storied history, our conceptual design for the Harrison Memorial Library required a careful and thoughtful approach. First, we evaluated the building and its surrounding site, observing its current conditions and public access from each street. We then looked at the existing library's program and space allocation, reviewing the relationships and adjacencies between the various library spaces.

At the conclusion of our initial project assessment, conversations with Carmel Public Library and the Carmel Public Library Foundation provided additional feedback as our design process was underway. Through those early discussions, key library programs from both the Harrison Memorial Library and the Park Branch Library were identified for potential relocation as we began to determine alternatives for more efficient programmatic layouts that also addressed the consolidation of the children and teen spaces, moving the teen reading area out of the Harrison Memorial Library basement and into the Park Branch Library, while moving the local history spaces from the Park Branch Library into the west wing of the Harrison Memorial Library. Finally, deficiencies with accessibility throughout the various floor levels were addressed through several strategies. By raising the entry lobby and mezzanine floor and placing the primary stairs with a new elevator in a centralized location, simplified and code compliant access to each library level is provided.

Programmatically, the Harrison Memorial Library has also been simplified by reorganizing the basement level exclusively for staff and support spaces, while the relocation of the Gathering Place to the mezzanine opens up the entirety of the west wing for the Local History Room, providing the historic collections a notable presence. The remainder of the library is largely left intact, receiving only fine-tuned touch ups to its finishes to help brighten up the large existing main areas such as the entry lobby and the main reading room. A key strategy for the improvement of these main spaces was the focus on the removal of paint from the existing wood beams and ceilings, re-staining the historic structure, and letting the exposed woodwork shine, providing a rich and warm atmosphere throughout the library. Simple and elegant cylindrical light fixtures replace the clunky and outdated fluorescent lights, lining the library ceilings and maintaining the grandeur of the exposed wood structure and ceilings.

Inspired by the beautiful and rugged coastline surrounding Carmel-by-the-Sea, with its fog-covered cliffs, sandy beaches, and vast landscape, our material palette selection captures the region's natural tones. Wood flooring in the main entrance lobby and warm carpet tones throughout the library reflect the wood and stone textures found along the coast. Interior walls are brightened up with a Venetian plaster finish, taking more cues from the nearby coastal cliffs. And accents of brass materials on light fixtures provide a spark within the spaces, while intricate custom wrought iron patterns wrap the feature elevator and continue as guardrails throughout the library.

SITE PLAN

1. ENTRY PLAZA
2. MAIN ENTRY
3. DRINKING FOUNTAINS
4. LIGHT WELL
5. SIDE YARD

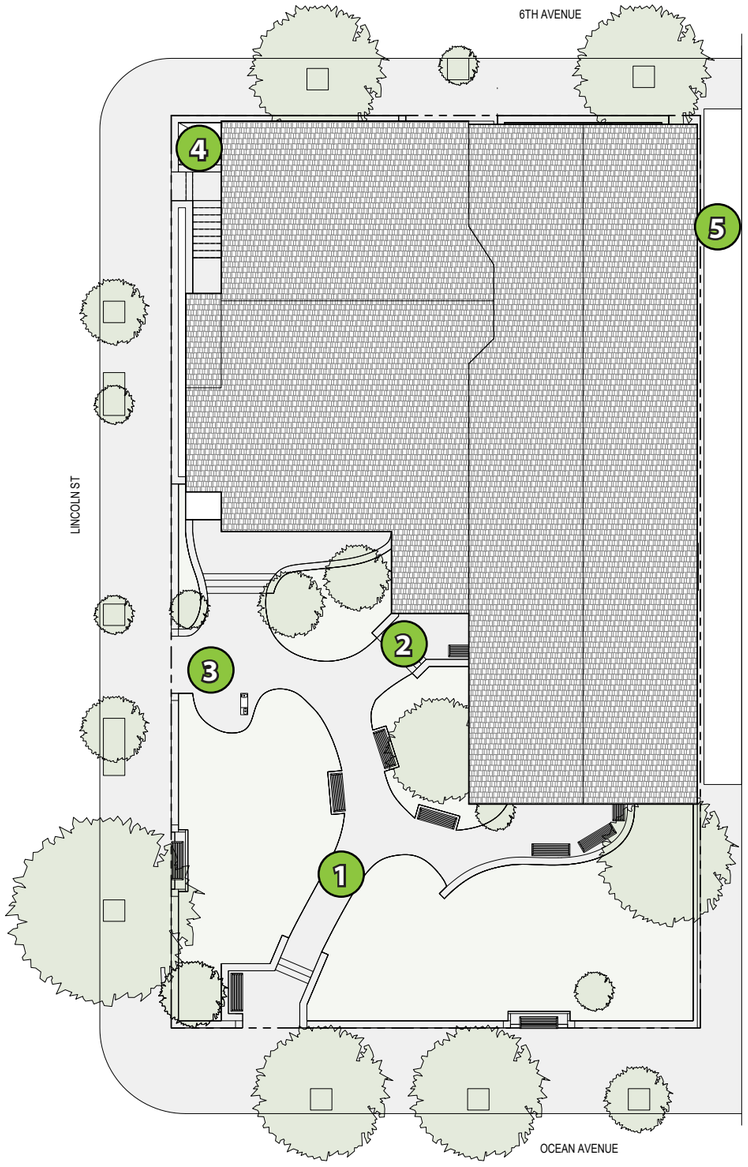


Figure A : Existing Site Plan

1. ENTRY PLAZA
2. MAIN ENTRY
3. DRINKING FOUNTAINS
4. LIGHT WELL
5. SIDE YARD
6. ADA ENTRY
7. OPERABLE SKYLIGHT
8. PHOTOVOLTAICS
9. ELEVATOR OVERRUN
10. ELECTRICAL SERVICE BELOW SIDEWALK

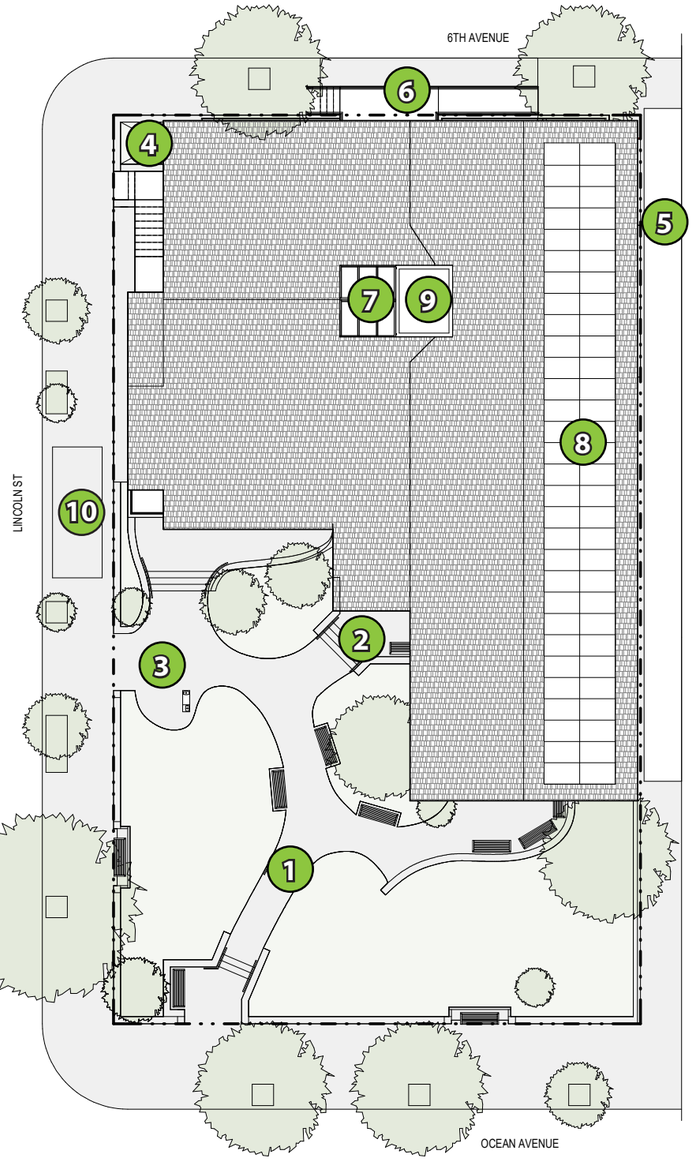
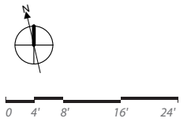
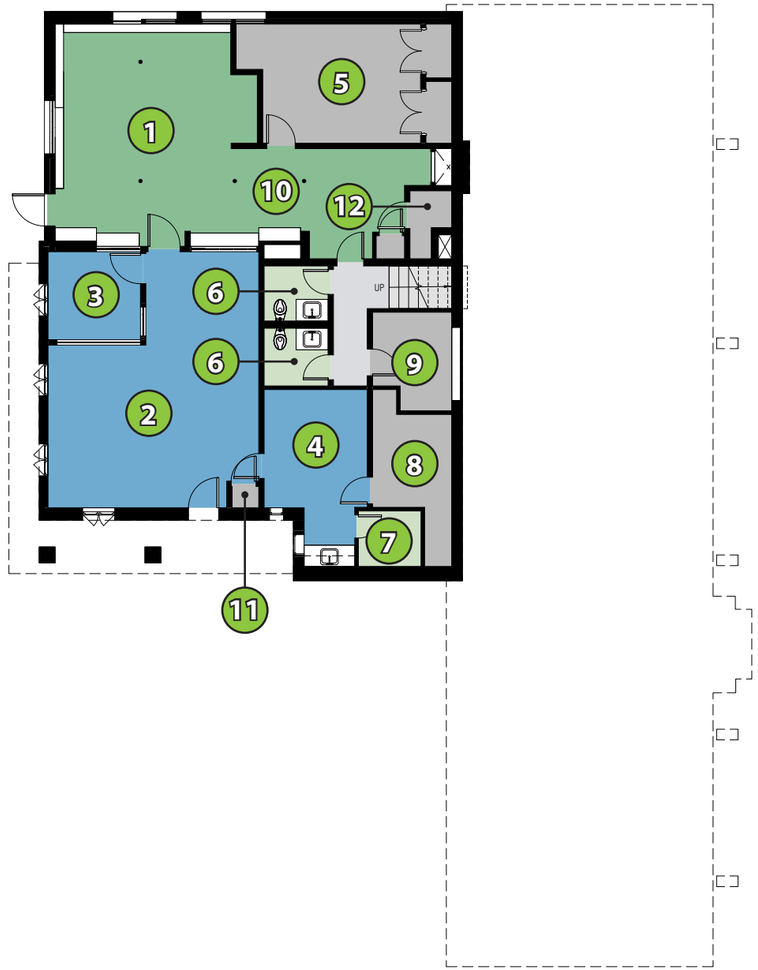


Figure B: Proposed Site Plan



BASEMENT LEVEL FLOOR PLAN

1. TEENS
2. STAFF WORKROOM
3. OFFICE
4. STAFF LOUNGE
5. IT
6. RESTROOM
7. STAFF RESTROOM
8. MECHANICAL
9. JANITOR
10. HALLWAY
11. STORAGE
12. CLOSET



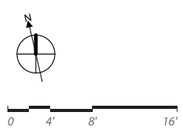


Figure C : Existing Program Plan Basement Level

1. LOBBY
2. STAFF WORKROOM
3. STAFF BREAKROOM
4. OFFICE
5. WOMEN`S RESTROOM
6. MEN`S RESTROOM
7. STAFF RESTROOM
8. HALLWAY
9. ELECTRICAL
10. STORAGE
11. TELECOM
12. MECHANICAL
13. JANITOR
14. ELEVATOR

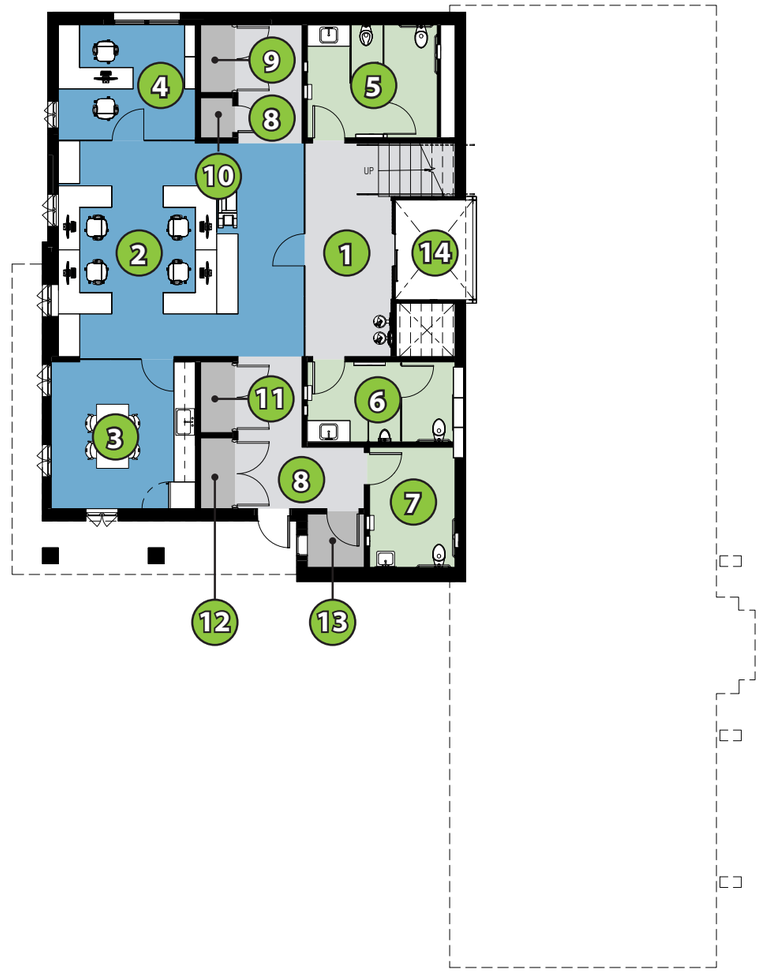


Figure D: Proposed Program Plan Basement Level

MAIN LEVEL FLOOR PLAN

1. MAIN ENTRY
2. LOBBY
3. REFERENCE DEPARTMENT
4. GATHERING PLACE
5. READING ROOM
6. REAR ENTRY

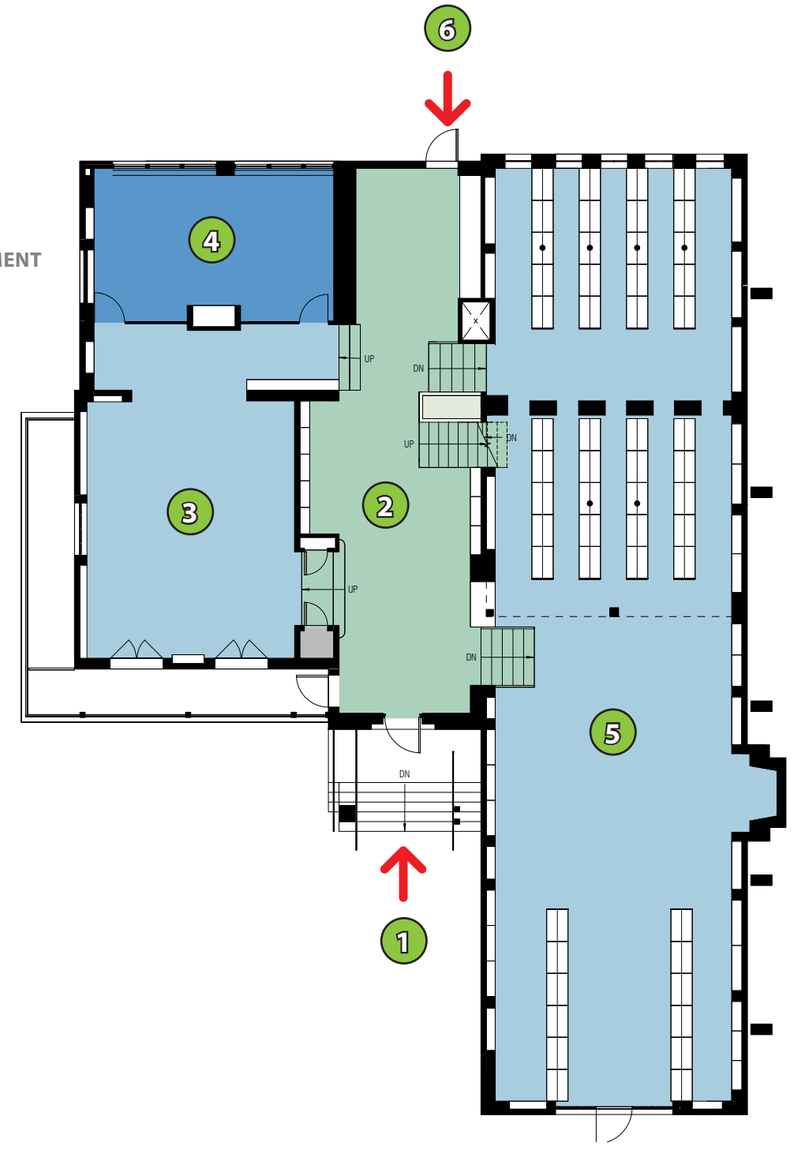


Figure E: Existing Program Plan Main Level

1. MAIN ENTRY
2. LOBBY
3. LOCAL HISTORY ROOM
4. READING ROOM
5. SELF CHECK-IN
6. CIRCULATION DESK
7. ELEVATOR
8. ADA ENTRY

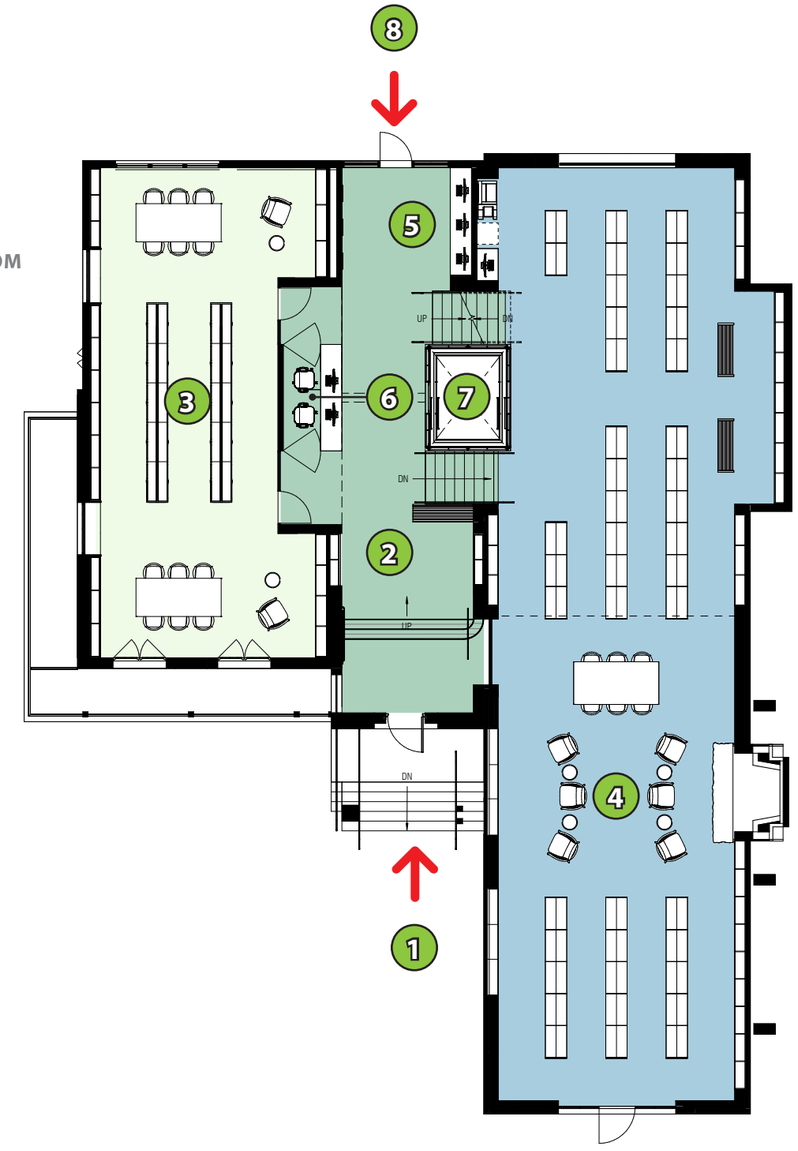
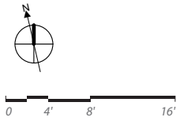


Figure F: Proposed Program Plan Main Level



BASEMENT LEVEL PLAN

1. MEZZANINE
2. OPEN TO BELOW

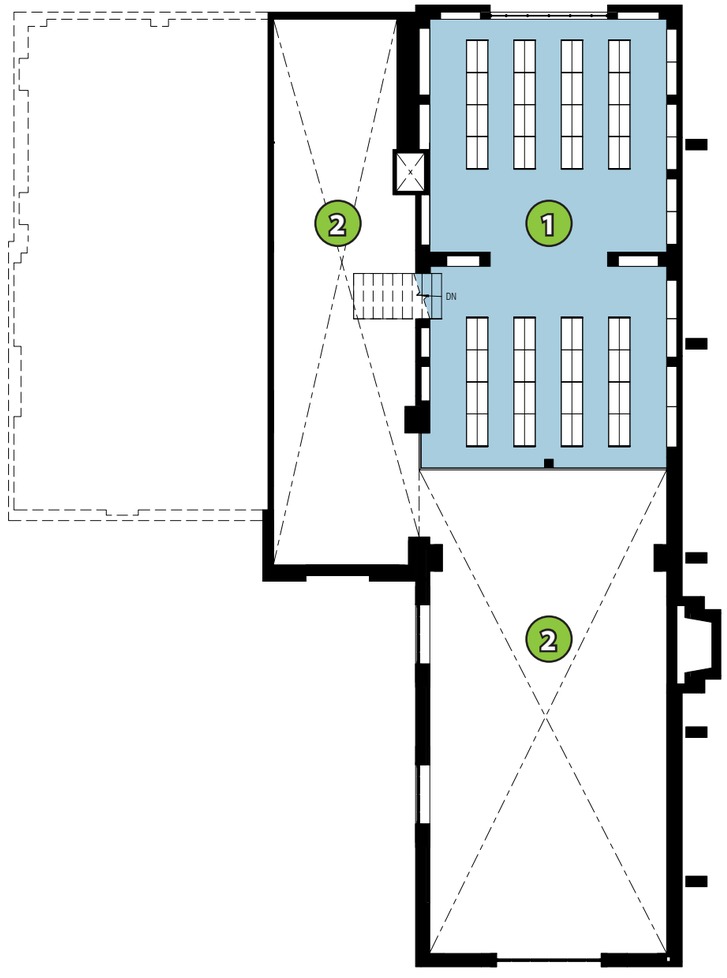


Figure G: Existing Program Plan Mezzanine Level

1. MEZZANINE
2. GATHERING SPACE
3. ELEVATOR
4. OPEN TO BELOW

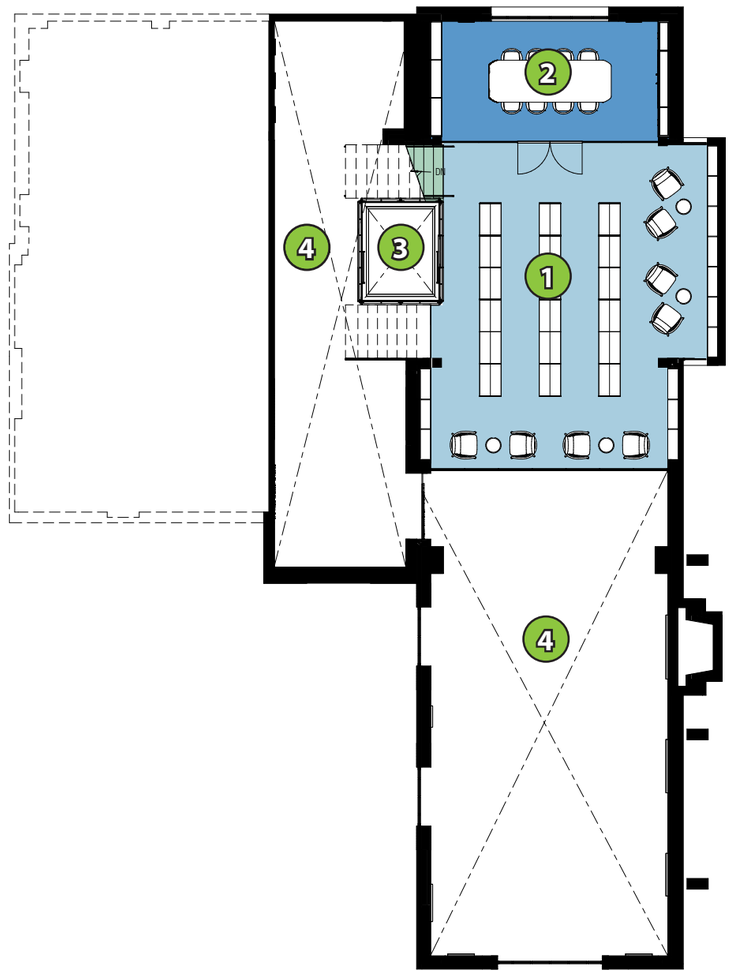
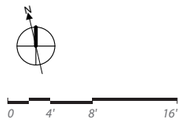


Figure H: Proposed Program Mezzanine Level



INSPIRATION IMAGES











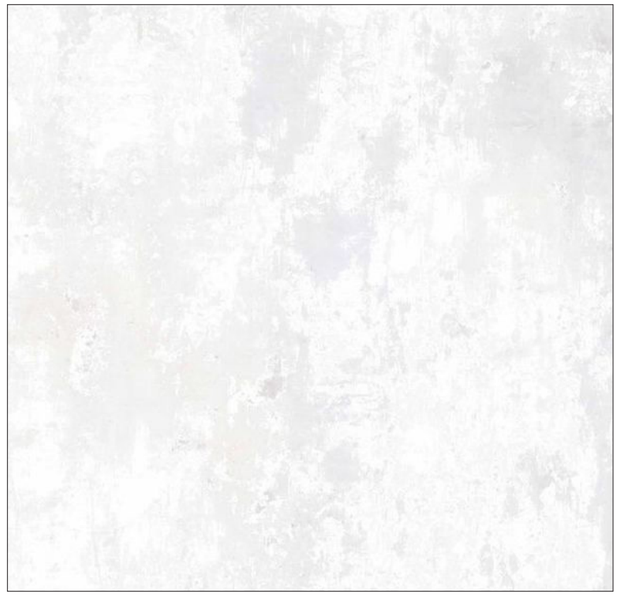
MATERIALS



Redwood



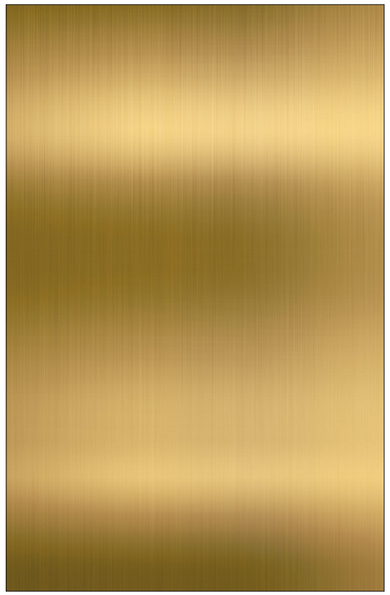
Carpet Inlay



Venetian Plaster



Wrought Iron



Brass



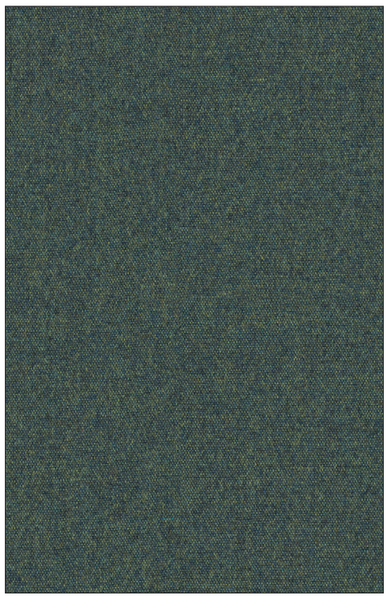
Carpet



Wood Floor



Redwood Boards



Textile



Antique Bronze

VISUALIZATIONS

View of Main Reading Room

1. VENETIAN PLASTER FINISH
2. CARPET TILE FLOORING
3. BRASS PENDANTS
4. REDWOOD SOFFIT
5. METAL FIREPLACE WITH STONE BASE AND WROUGHT IRON SCREEN
6. WROUGHT IRON ELEVATOR
7. CUSTOM BRONZE RAILING
8. WALNUT SHELVING
9. REDWOOD CEILING WITH PURLINS
10. WROUGHT IRON PANEL
11. BRASS SIGNAGE

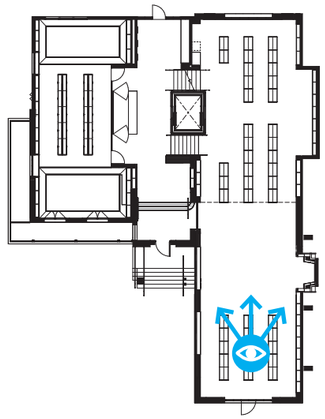




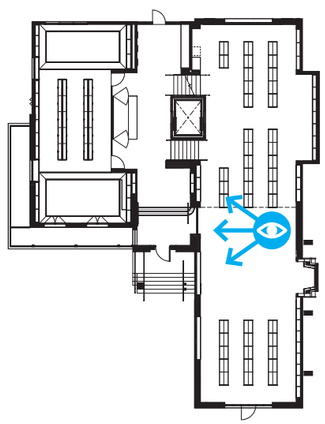
Figure 2: Rendering - View of Main Reading Room


Sinclair Lewis
Jack London

VISUALIZATIONS

View of Main Reading Room Towards Lobby

1. VENETIAN PLASTER FINISH
2. CARPET TILE FLOORING
3. BRASS PENDANTS
4. REDWOOD SOFFIT
5. BRASS SIGNAGE
6. WROUGHT IRON ELEVATOR
7. CUSTOM BRONZE RAILING
8. WALNUT SHELVING
9. REDWOOD CEILING WITH PURLINS
10. WROUGHT IRON PANEL
11. ORIGINAL MAYBECK TABLES



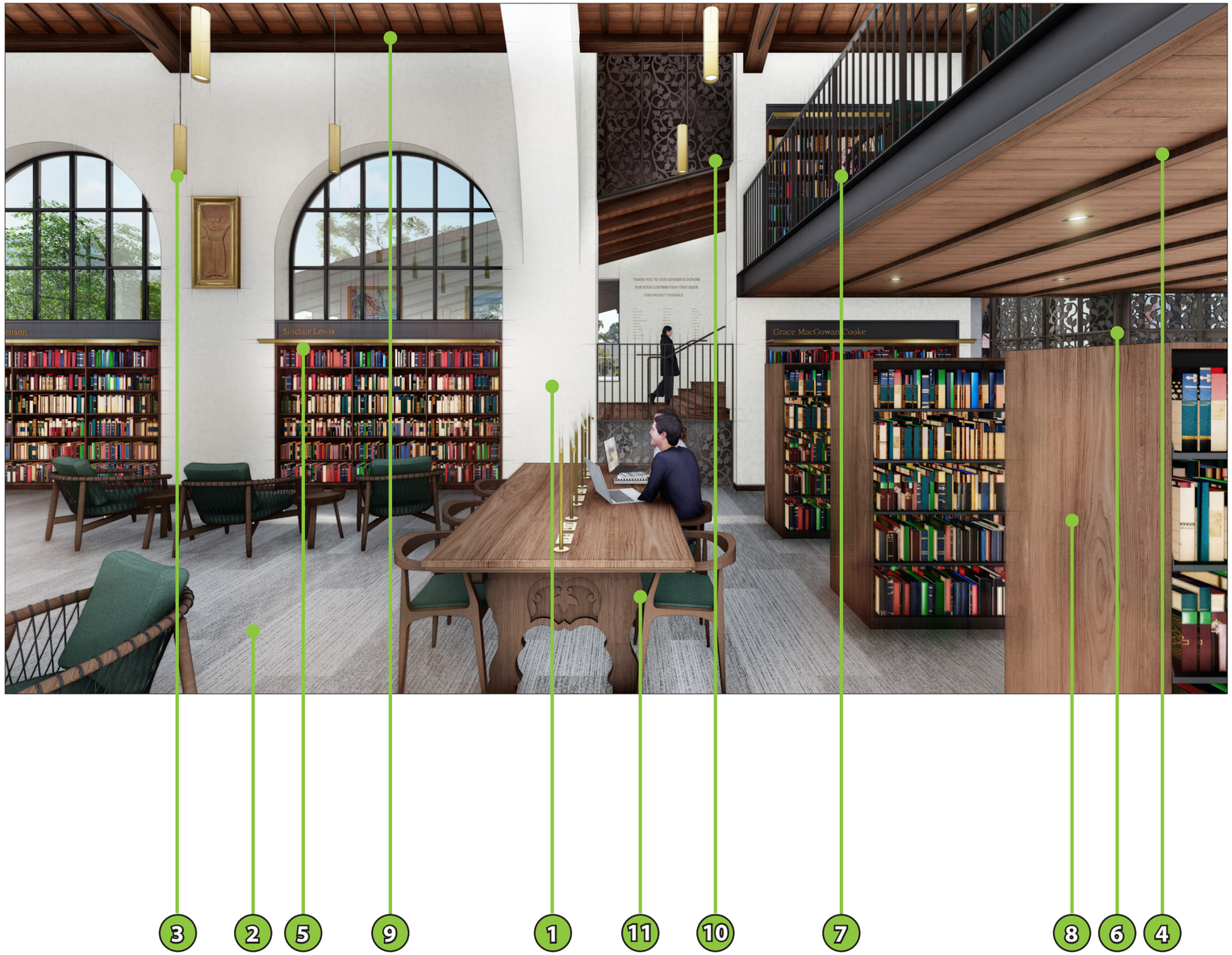


Figure 3: Rendering - View of Main Reading Room Towards Lobby


Sinclair Lewis
THANK YOU TO OUR GENEROUS DONORS
FOR YOUR CONTRIBUTION THAT MADE
THIS PROJECT POSSIBLE
Grace MacGowan Cooke

VISUALIZATIONS

View from Main Entry

1. WOOD FLOOR
2. DONOR RECOGNITION WALL
3. VENETIAN PLASTER FINISH
4. AUTOMATED SKYLIGHT
5. WALNUT BENCH
6. WROUGHT IRON ELEVATOR
7. CUSTOM BRONZE RAILING
8. EXPOSED REDWOOD STRUCTURE
9. BRASS PENDANTS
10. REDWOOD CEILING WITH PURLINS
11. ORIGINAL DONOR RECOGNITION

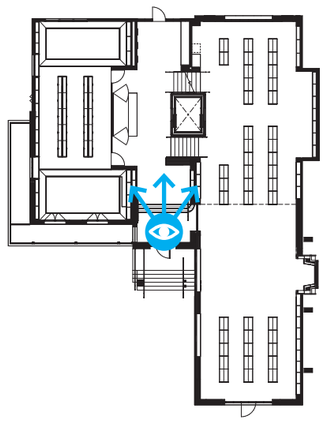




Figure 4: Rendering - View of Main Entry


R GENEROUS DONORS
IBUTION THAT MADE
T POSSIBLE
Robinson Jeffers

VISUALIZATIONS

View of Local History Room from East

1. VENETIAN PLASTER FINISH
2. WOOD FLOORING
3. DECORATIVE IRON CHANDELIER
4. REDWOOD CEILING WITH PURLINS
5. PERSIAN CARPET
6. BRASS SIGNAGE
7. EXPOSED REDWOOD STRUCTURE
8. GLASS PARTITION
9. WALNUT SHELVING
10. ORIGINAL MAYBECK TABLES

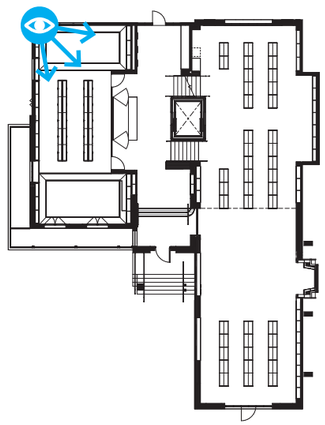




Figure 5: Rendering - View of Local History Room from East


Alice MacGowan
Carmel Historical Archives

VISUALIZATIONS

View of Local History Room from South

1. VENETIAN PLASTER FINISH
2. WOOD FLOORING
3. DECORATIVE IRON CHANDELIER
4. REDWOOD CEILING WITH PURLINS
5. PERSIAN CARPET
6. BRASS SIGNAGE
7. EXPOSED REDWOOD STRUCTURE
8. GLASS PARTITION
9. WALNUT SHELVING
10. ORIGINAL MAYBECK TABLES

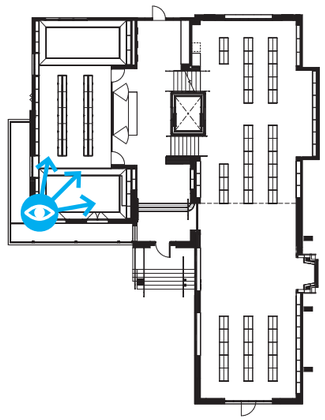




Figure 6: Rendering - View of Local History Room from South


Canel Historical Archives
Nora May French

VISUALIZATIONS

View of Local History Room from South

1. VENETIAN PLASTER FINISH
2. WOOD FLOORING
3. DECORATIVE IRON CHANDELIER
4. REDWOOD CEILING WITH PURLINS
5. WALNUT SHELVING
6. ORIGINAL MAYBECK TABLES
7. PERSIAN CARPET

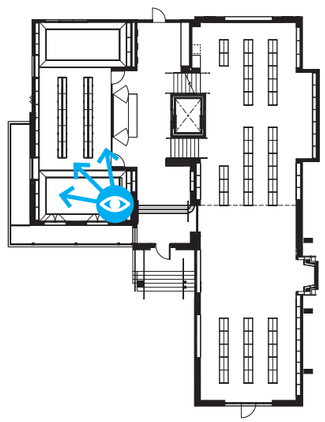




Figure 7: Rendering - View of Local history Room from South



VISUALIZATIONS

View from Mezzanine

1. VENETIAN PLASTER FINISH
2. WOOD FLOORING
3. BRASS PENDANTS
4. REDWOOD CEILING WITH PURLINS
5. BRASS SIGNAGE
6. WROUGHT IRON PANEL
7. CUSTOM BRONZE RAILING
8. WALNUT SHELVING

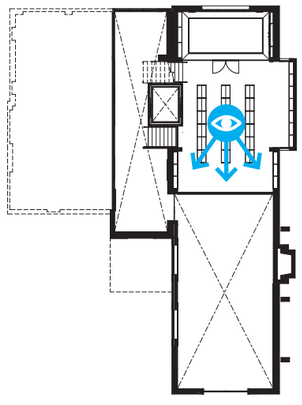




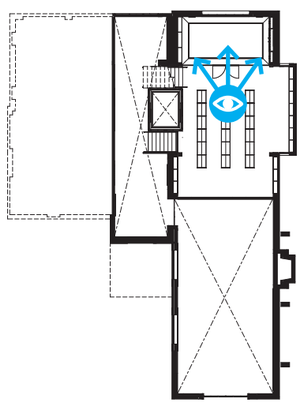
Figure 8: Rendering - View from Mezzanine


Ambrose E

VISUALIZATIONS

View of Gathering Place

1. VENETIAN PLASTER FINISH
2. WOOD FLOORING
3. BRASS PENDANTS
4. REDWOOD CEILING WITH PURLINS
5. REDWOOD VENEER
6. WALNUT SHELVING
7. GLASS PARTITION



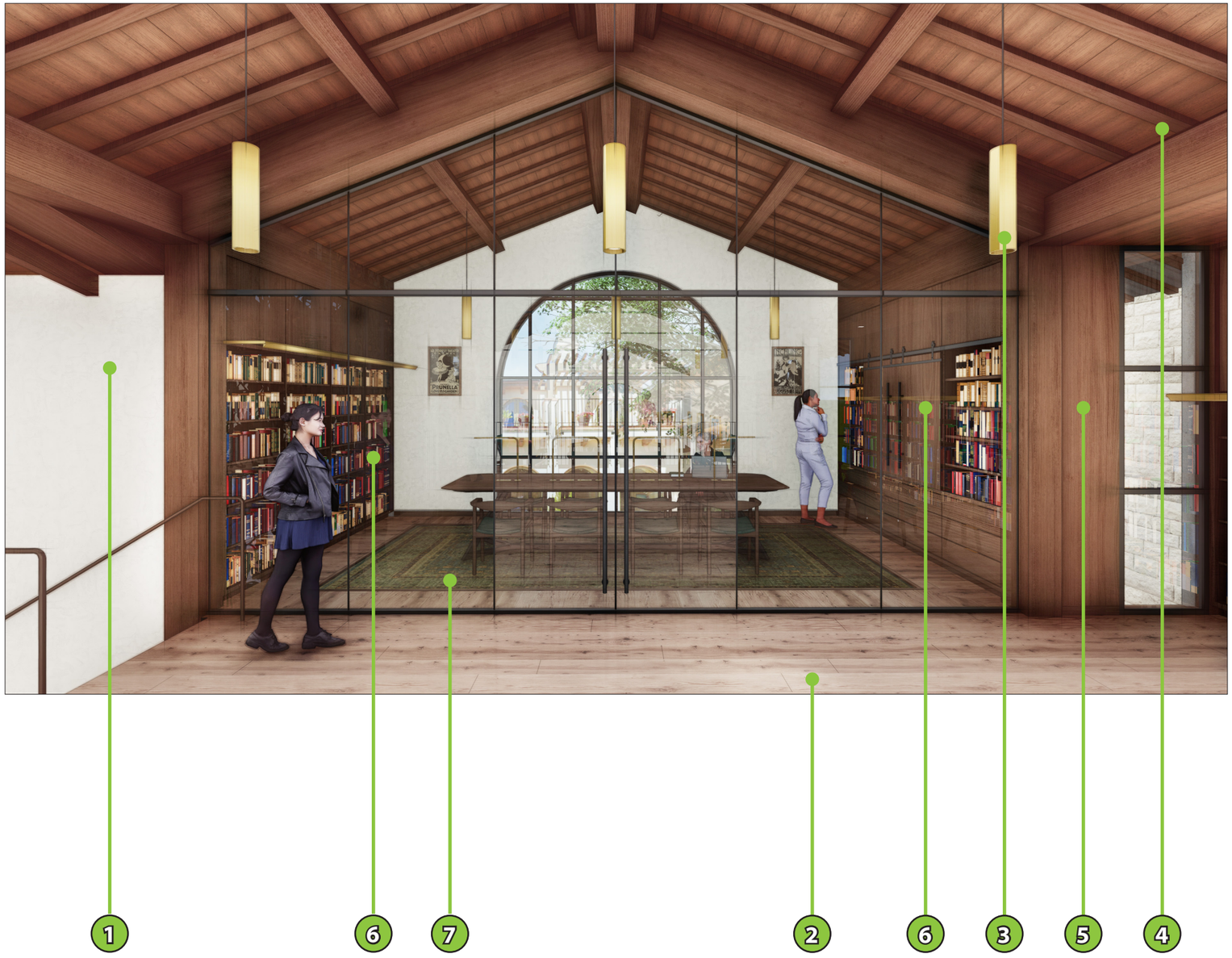
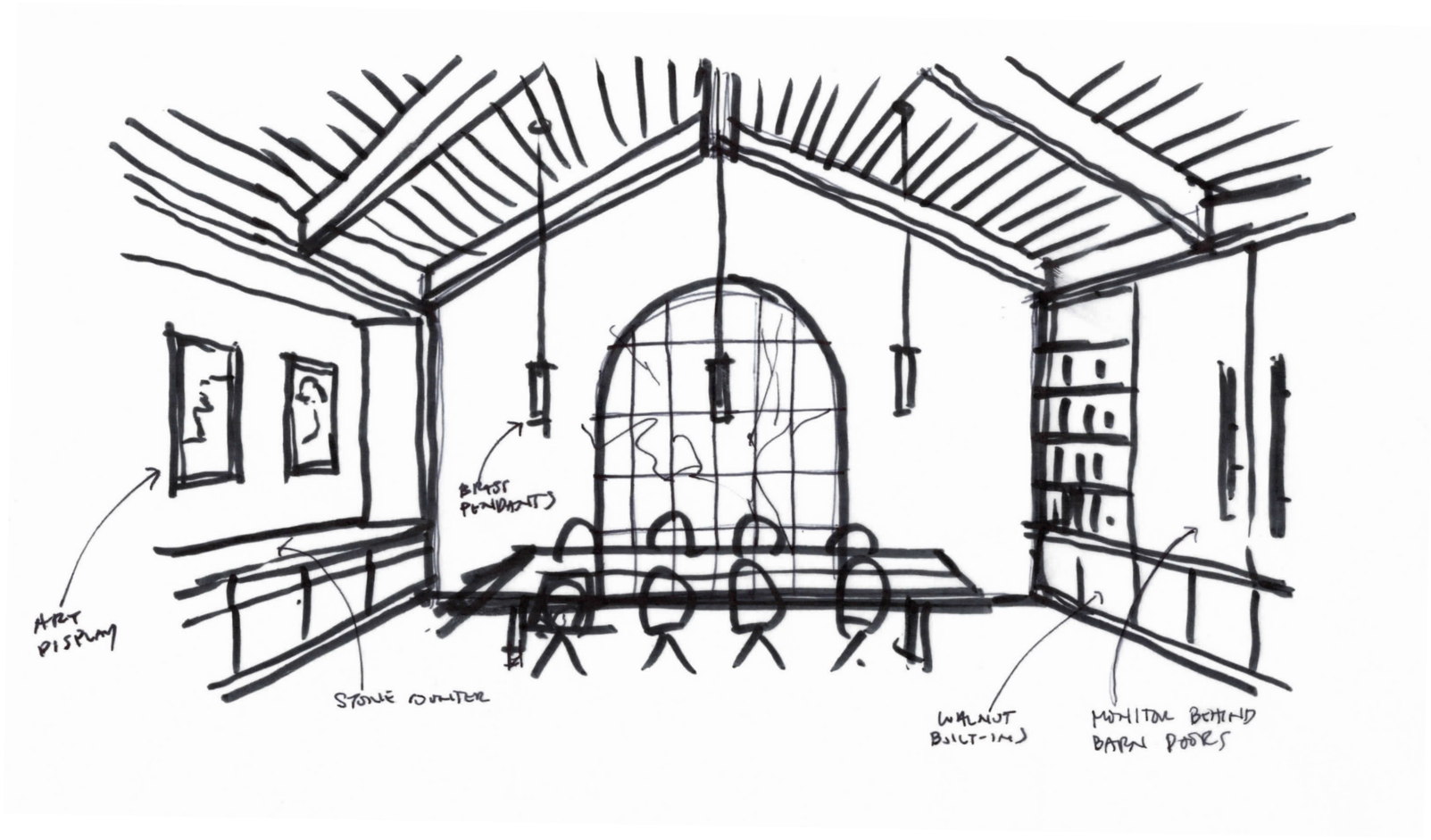


Figure 1: Rendering - View of Gathering Place


PRUNELLA
LOVES A GARDEN
NOTHING


ART DISPLAY
BRASS PENDANTS
STONE COUNTER
WALNUT BUILT-INS
MOUNTAIN BEHIND BARN DOORS

Attachment 6

PARK BRANCH LIBRARY CONCEPTUAL DESIGN

Attachment 6





CONCEPTUAL DESIGN SUMMARY

Park Branch Library

Located only several blocks from the Harrison Memorial Library, the concept design for the Park Branch Library involved a more considerable renovation. As with the Harrison branch, we evaluated the existing building and site, reviewing its presence and adjacent context. Although similar to the Harrison branch with its street corner placement, the Park Branch is situated on a quieter stretch of streets in Carmel-by-the-Sea and directly adjacent to one of the City's parks, Devendorf Park.

Meetings with the Carmel Public Library and the Carmel Public Library Foundation provided direction during the early stages of our design process. The relocation of the teen's room from the Harrison branch to the Park branch was identified as one of the main programmatic solutions to achieve a more efficient layout for the library. Another key design decision was the reduction of access and use to the miscellaneous basement spaces that had gone largely unused throughout the years of library operation. As we learned about the City's plans to potentially close off the adjacent streets and reclaim it for pedestrian use, an entry plaza was determined as a desirable approach in establishing a well-defined entry sequence for the library.

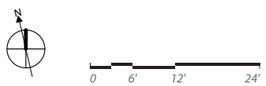
The program of the Park Branch Library is greatly simplified by consolidating both youth program spaces under the same roof. With only staff and support spaces making up the remainder of the Park branch, the repositioning of the entry lobby to its more centralized location and its redefined exterior approach seamlessly ties the library together, revitalizing the Park branch as a modern-day library. Although the building footprint is left untouched, its exterior is completely reimagined with new wood siding in shou sugi ban finish that clads each elevation. The redefined entry is enclosed in tall glass windows that provide transparency upon your approach. Built-in seating elements also line the exterior entryway, as well as the plaza spaces below. A new roof overhang extends above the entryway, creating a shelter at the building's front door and further emphasizing the new entry. The existing roof itself is replaced with a new metal roof, and the roof form at the northern side has been changed from a hip to a gable form. Several linear skylights are introduced to bring in additional daylight. On the building's interior, the rooms are completely reorganized. With the children's room as the primary reading room, exposed wood beams and wood slat ceilings with large pendant fixtures define the bright nature of the space, as natural light spills in from the large skylight above. Additionally, the children's area is able to expand onto a new outdoor patio space, replacing the existing driveway with planting areas, pavers, and fun outdoor furniture. This new children's patio is defined by a wood fence along the perimeter of the site that matches the new wood siding of the building's exterior.

Similar to the Harrison branch, our material palette was inspired by the coastline near Carmel-by-the-Sea. From the exterior stone pavers to the warm carpet tones, to the light wood finishes and blue tones, the design of the library takes its cues from its natural surroundings. And as a direct nod to the adjacent buildings, the shou sugi ban wood finish of the exterior embodies the charm of the worn wood finishes found throughout the city.

SITE PLAN

1. PARKING
2. MAIN ENTRY
3. REAR ENTRY
4. STAFF ENTRY
5. BASEMENT ENTRY
6. MECHANICAL
7. RAMP





SITE PLAN

1. ENTRY PLAZA
2. MAIN ENTRY
3. STAFF ENTRY
4. CHILDREN'S PATIO
5. GARDEN
6. PLANTER
7. INTEGRATED BENCHES
8. DECORATIVE LOG
9. ELECTRICAL SERVICE
10. PARKING
11. STORAGE BELOW
12. STAIR TO STORAGE
13. MECHANICAL AND TRASH ENCLOSURE
14. RAMP
15. OPERABLE SKYLIGHT
16. PHOTOVOLTAIC ARRAY



BASEMENT LEVEL PLAN

1. MECHANICAL ROOM
2. CORRIDOR
3. STORAGE
4. STAFF LOUNGE
5. VESTIBULE
6. WOMEN'S RESTROOM
7. MEN'S RESTROOM
8. PUMP
9. STAIR
10. LIBRARY ABOVE

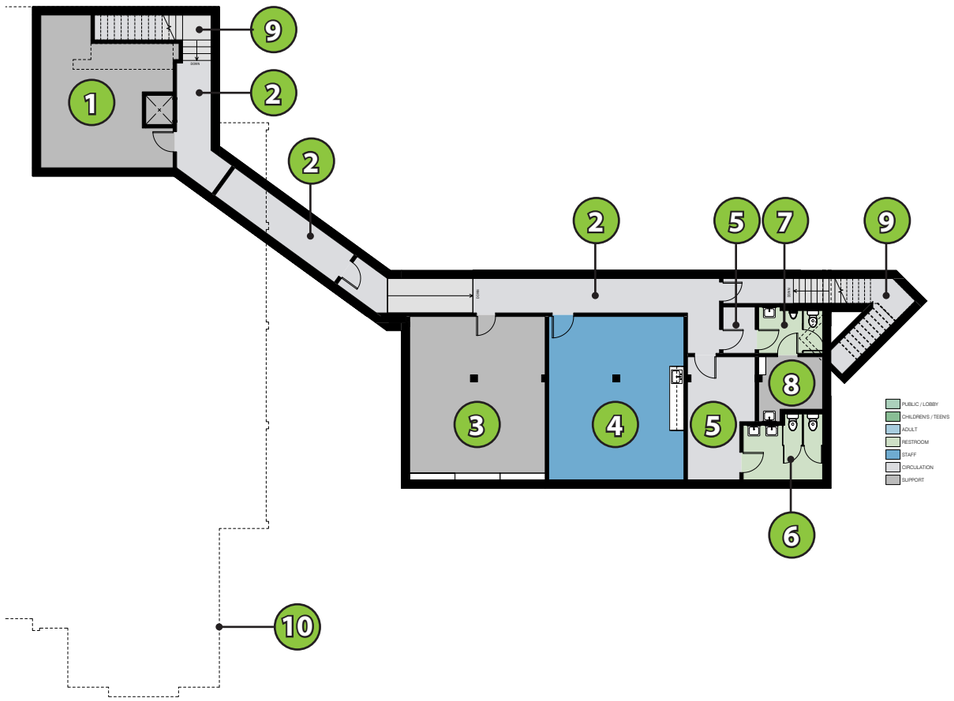
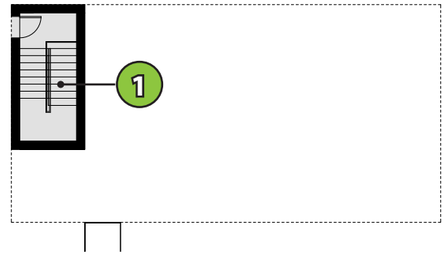


Figure K: Existing Program Plan Basement Level

1. STAIR TO BASEMENT
2. BASEMENT STORAGE



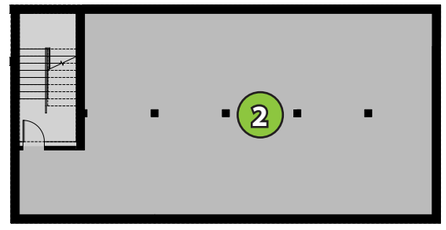


Figure L: Proposed Program Plan Basement Level

0 6' 12' 24'

MAIN LEVEL FLOOR PLAN

1. MAIN ENTRY
2. STAFF ENTRY
3. HISTORY STORAGE
4. FOYER
5. VESTIBULE
6. LOCAL HISTORY ROOM
7. HISTORY WORKROOM
8. STORAGE
9. OFFICE
10. STORY TIME
11. TOILET
12. TECHNICAL SERVICES
13. CHILDREN'S READING ROOM
14. JANITOR
15. KITCHEN BREAKROOM
16. STAIR

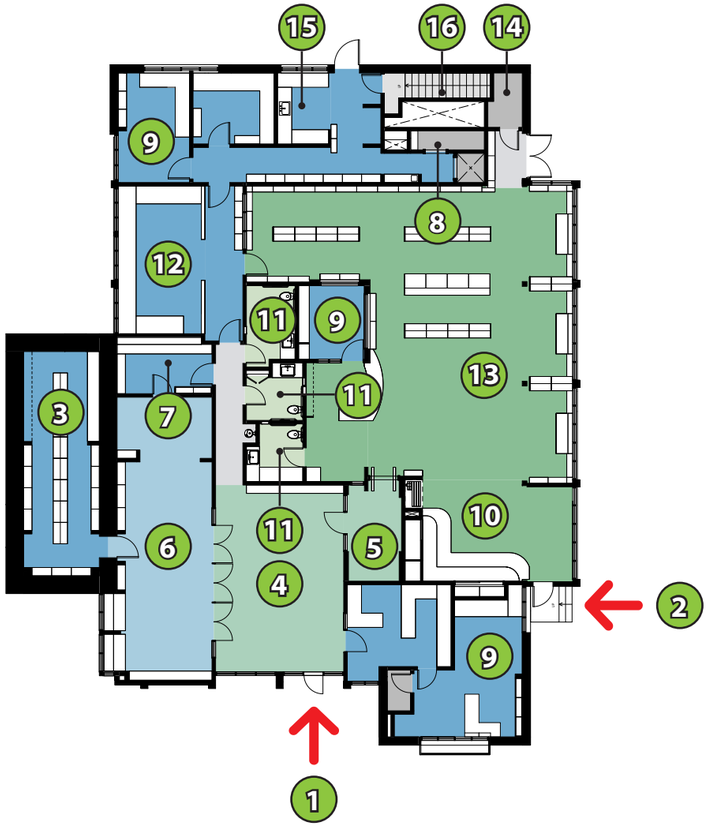


Figure M: Existing Program Plan Main Level

1. MAIN ENTRY
2. STAFF ENTRY
3. LOBBY
4. TEENS
5. CHILDREN'S READING ROOM
6. RESTROOM
7. STORAGE
8. CUSTODIAL
9. OFFICE
10. STAFF WORKROOM
11. STAFF LOUNGE
12. ELECTRICAL
13. TELECOM
14. STORYTIME
15. OPERABLE GLASS WALL

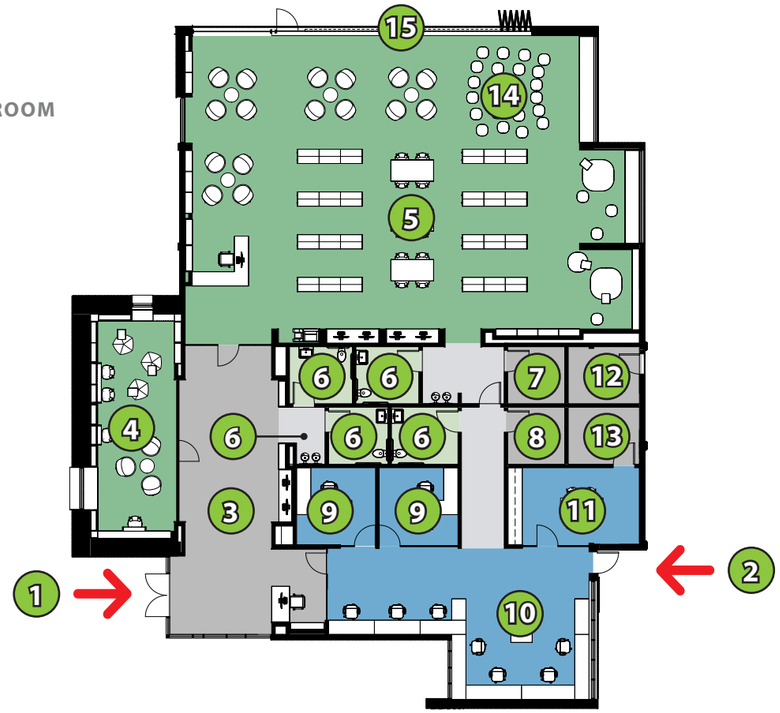


Figure N: Proposed Program Main Level

0 6' 12' 24'

INSPIRATION IMAGES













MATERIALS - EXTERIOR



Shou Sugi Ban



Carmel Flagstone



Red Cedar

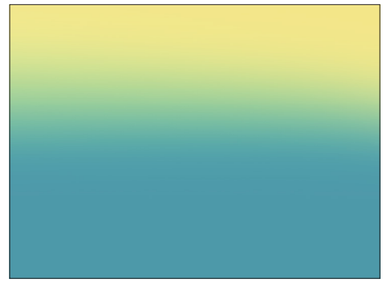


Zinc Roof

MATERIALS - INTERIOR

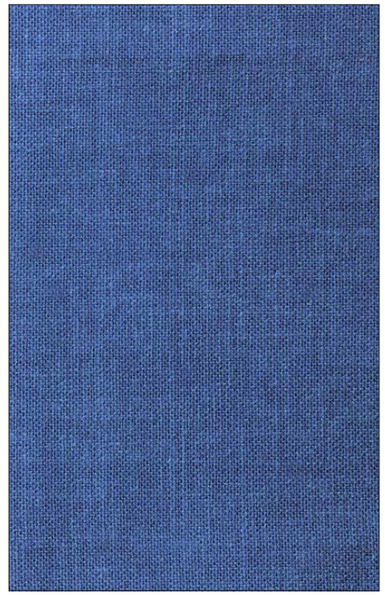


Wood Ceilings

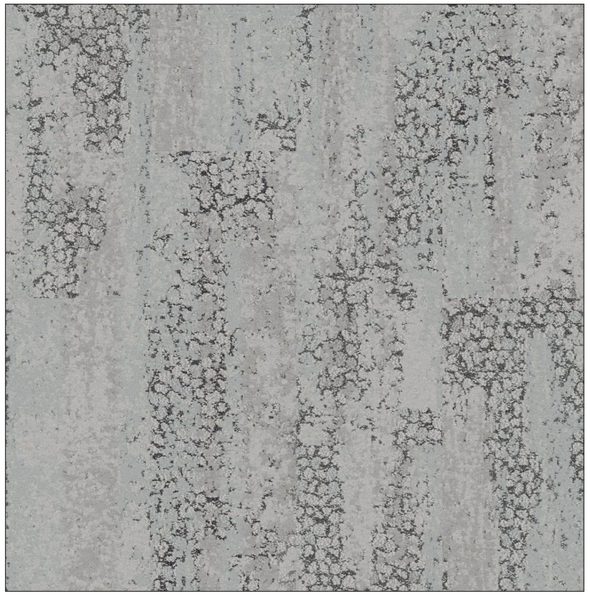




Gradient Wall Graphics



Textile



Carpet Tiles



Wood Flooring

VISUALIZATIONS

View from Plaza

1. BOARD-FORM CONCRETE PLANTER
2. FLAGSTONE PAVERS
3. BRONZE SIGNAGE
4. BRONZE HANDRAILS
5. BENCH WITH WOOD SEATING
6. SHOU SUGI BAN FACADE
7. WOOD SOFFIT
8. STEEL STOREFRONT
9. METAL ROOF EDGE
10. BOULDERS

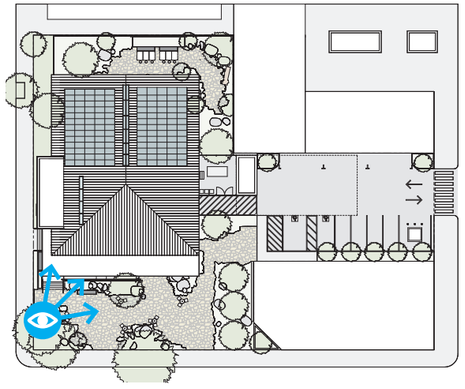




Figure 9: Rendering - View from Plaza


PARK BRANCH
LIBRARY

VISUALIZATIONS

View of Lobby from Main Entrance

1. WOOD FLOOR
2. GLASS PARTITION WITH GRAPHIC
3. PAINTED GYPSUM BOARD
4. GLASS PARTITION
5. WOOD SLAT CEILING
6. SOLID WOOD SURROUND
7. FROSTED GLASS PARTITION
8. QUARTZ COUNTERTOP
9. WOOD LETTERING
10. PAINTED WOOD SHELVING
11. AUTOMATED SKYLIGHT

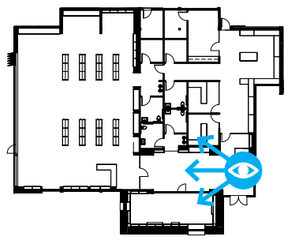




Figure 10: Rendering - View from Main Entrance


TEENS
NEW BOOKS
HOLDS
SELF
INFORMATION

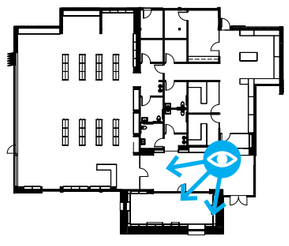
VISUALIZATIONS

View of Entry to Teens Room

1. WOOD FLOOR
2. GLASS PARTITION WITH GRAPHIC
3. GLASS PARTITION
4. WOOD SLAT CEILING
5. SOLID WOOD SURROUND
6. WOOD LETTERING



Figure 11: Rendering - View of Entry to Teens Room




TEENS

VISUALIZATIONS

View of Teens Room

1. CARPET TILE FLOORING
2. GLASS PARTITION WITH GRAPHIC
3. PAINTED GYPSUM BOARD
4. WOOD SLAT CEILING
5. SOLID WOOD SURROUND
6. PAINTED WOOD SHELVING
7. PERFORATED WOOD PANELS
8. GRADIENT WALLPAPER
9. WOOD STUDY COUNTER

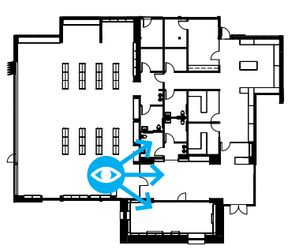




Figure 12: Rendering - View of Teens Room



VISUALIZATIONS

View from Entry to Children's Room

1. WOOD FLOOR
2. CARPET TILE FLOORING
3. PAINTED GYPSUM BOARD
4. OPERABLE GLASS STOREFRONT
5. WOOD SLAT CEILING
6. SOLID WOOD SURROUND
7. QUARTZ COUNTERTOP
8. WOOD LETTERING
9. CANTILEVER METAL SHELVING
10. GRADIENT WALLPAPER
11. FEATURE LIGHTING

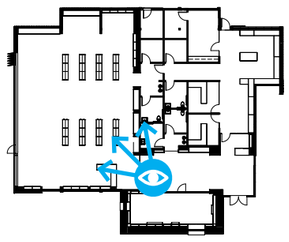




Figure 13: Rendering - View from Entry to Children's Room


INFORMATION

VISUALIZATIONS

View across Children's Room

1. CARPET TILE FLOORING
2. PAINTED GYPSUM BOARD
3. OPERABLE STEEL STOREFRONT
4. WOOD SLAT CEILING
5. SOLID WOOD SURROUND
6. QUARTZ COUNTERTOP
7. PAINTED WOOD SHELVING
8. GRADIENT WALLPAPER
9. FEATURE LIGHTING
10. CANTILEVER METAL SHELVING

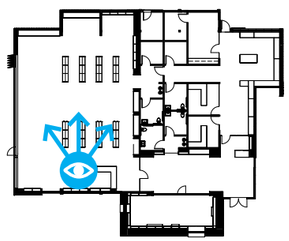




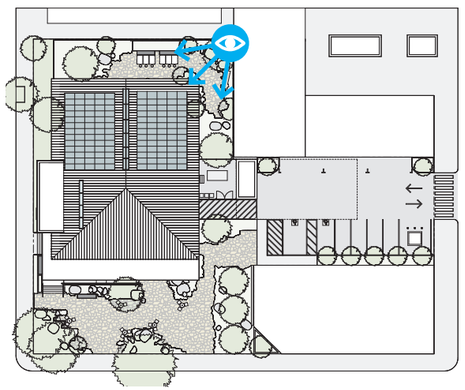
Figure 14: Rendering - View across Children's Room


8 7
6 5
4 3
2 1

VISUALIZATIONS

View from Children's Garden

1. SHOU SUGI BAN FACADE
2. METAL PANELS
3. WOOD SOFFIT
4. FLAGSTONE PAVERS
5. WOOD BENCH
6. BOARD-FORM CONCRETE PLANTER
7. STEEL PLANTER
8. OPERABLE GLASS STOREFRONT
9. STEEL WINDOW
10. METAL ROOF EDGE
11. BOULDERS



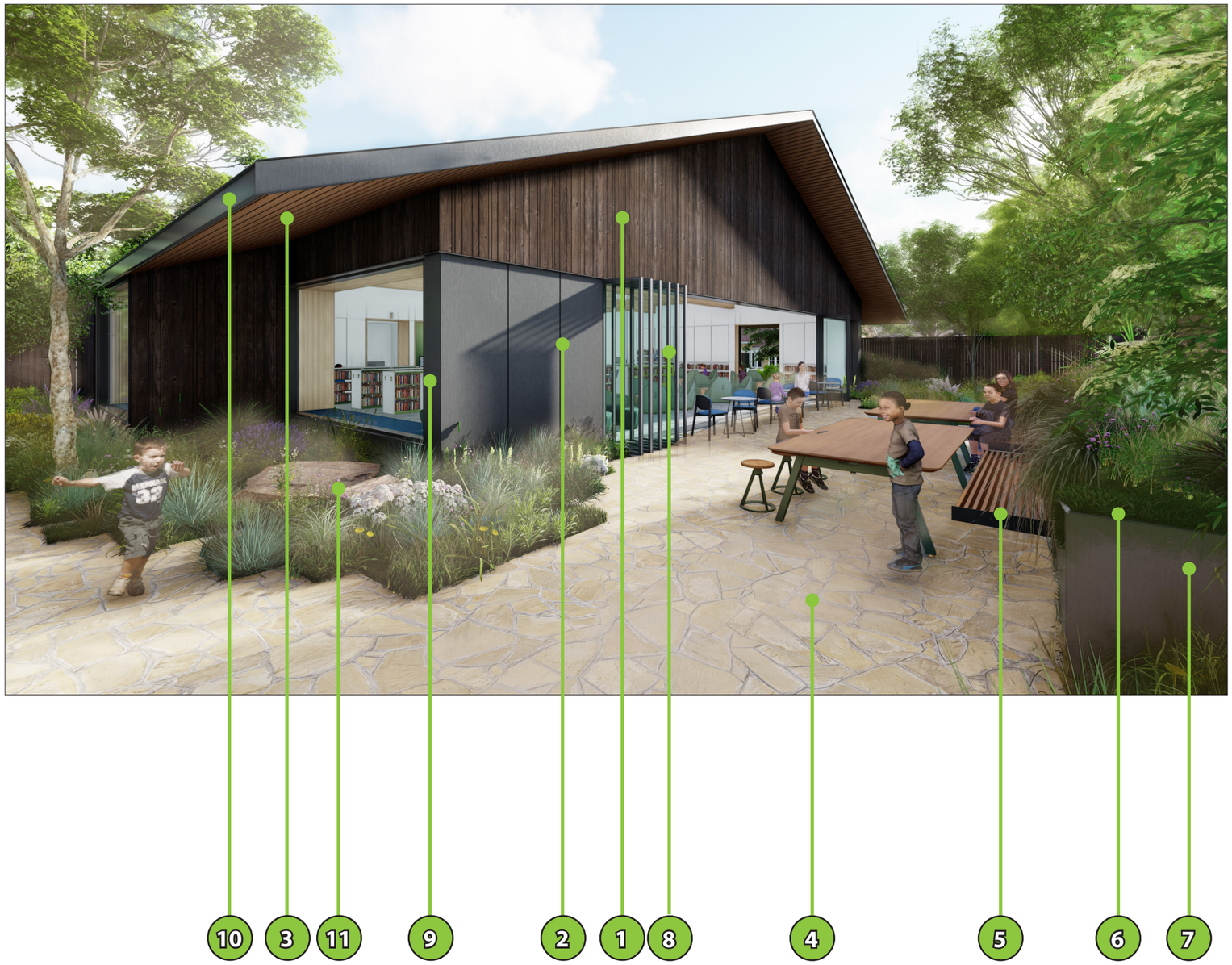


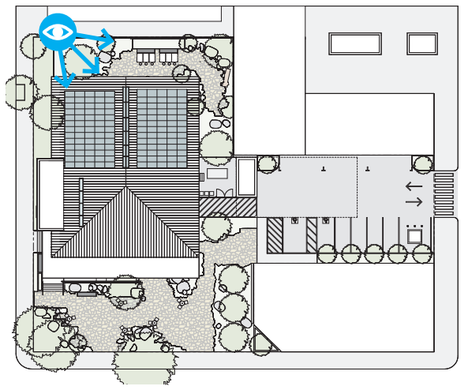
Figure 15: Rendering - View Children's Garden



VISUALIZATIONS

View into Children's Room

1. SHOU SUGI BAN FACADE
2. METAL PANELS
3. WOOD SOFFIT
4. FLAGSTONE PAVERS
5. OPERABLE GLASS STOREFRONT
6. STEEL WINDOW
7. METAL ROOF EDGE
8. BOULDERS
9. SHOU SUGI BAN FENCE



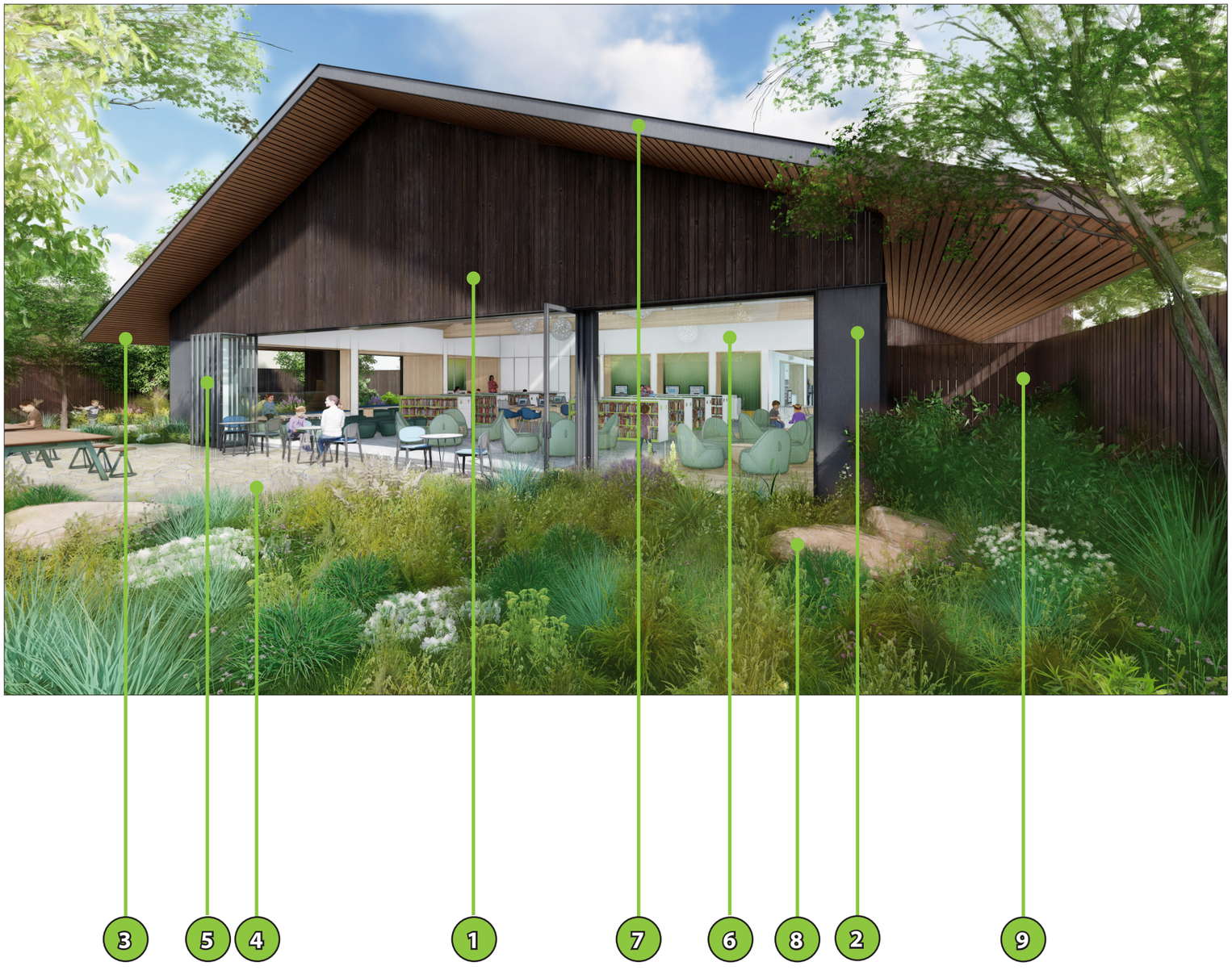
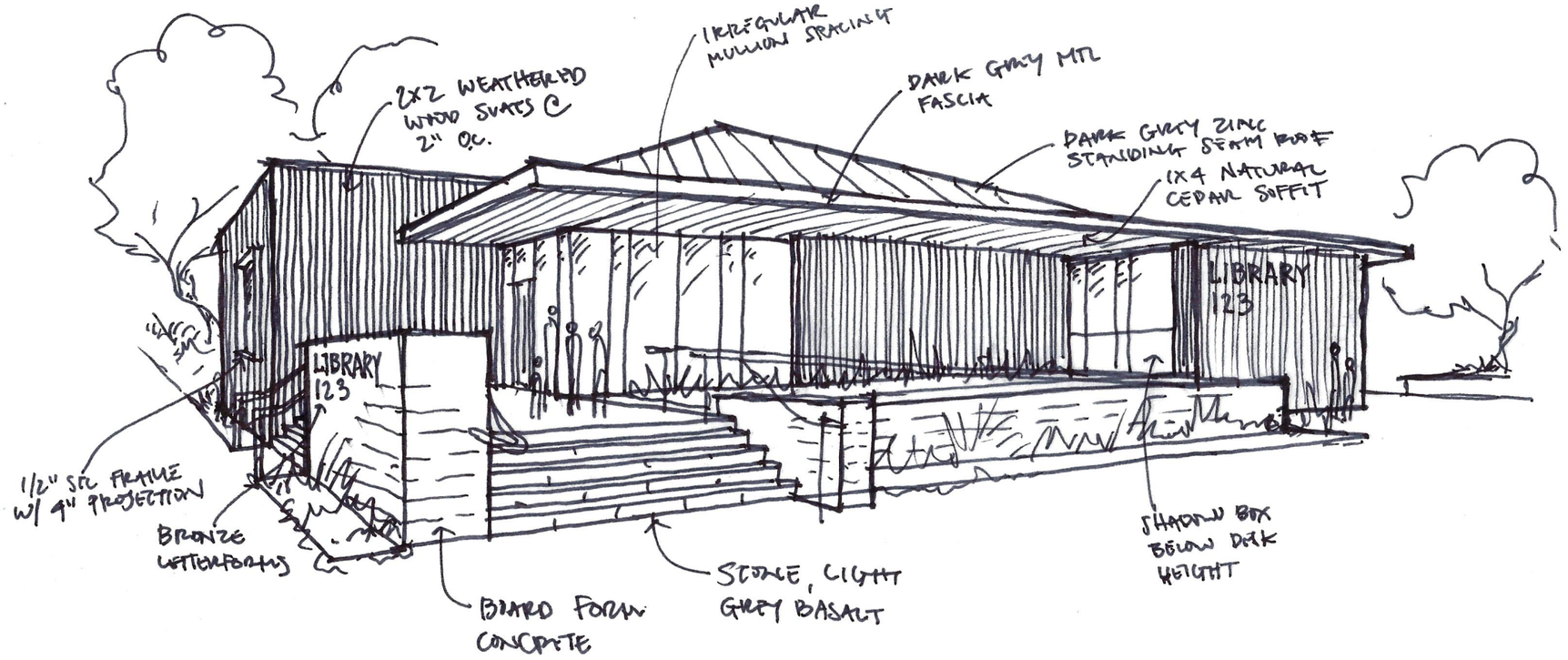


Figure 16: Rendering - View into Children's Room




2x2 WEATHERED WOOD SLATS @ 2" O.C.
IRREGULAR MULLION SPACING
DARK GREY MTL FASCIA
DARK GREY ZINC STANDING SEAM ROOF
1x4 NATURAL CEDAR SOFFIT
LIBRARY 123
LIBRARY 123
1/2" SQ FRAME W/ 4" PROJECTION
BRONZE LETTERFORMS
BOARD FORM CONCRETE
STONE, LIGHT GREY BASALT
SHADOW BOX BELOW DECK HEIGHT

Attachment 10

BUDGET AND SCHEDULE IV.

Attachment 10





Attachment 10

BUDGET & SCHEDULE SUMMARY

The estimate for the Harrison and Park Branch has two main elements, hard costs and soft costs. The hard costs make up a bulk of the estimated budget and consist of the materials and labor required to build the project. The soft costs consist of other project costs including consultant fees, furniture, contingencies, and other costs.

In addition to the hard and soft costs for each project, we have broken out several budget alternates for items them we have identified as premium improvements that will add significant value to the design and performance of each building, however are not required by code or critical functional considerations. We have estimated these separately and provided a separate project budget for the project if these alternates are included.

The Harrison Memorial Library hard costs, excluding alternates, are estimated at $10,262,344. The Park Branch Library hard costs, excluding alternates are estimated at $15,122,497. While the square footage of each branch is comparable, the Park Branch is more expensive due to two factors, the underground basement space, and the significantly larger amount of site improvements. Combined, total hard costs for the project, not including alternates, are $25,384,840. This includes $3,452,965 in escalation costs, to account for anticipated year over year increases in the cost of materials and labor at a rate of 6% per year, which is in line with historical data for annual construction cost increases for the region. If the project was built today, the cost of the project would be $21,931,875. The project as estimated assumes a relatively high quality of materials, products, and labor, including custom elements throughout the design of each branch.

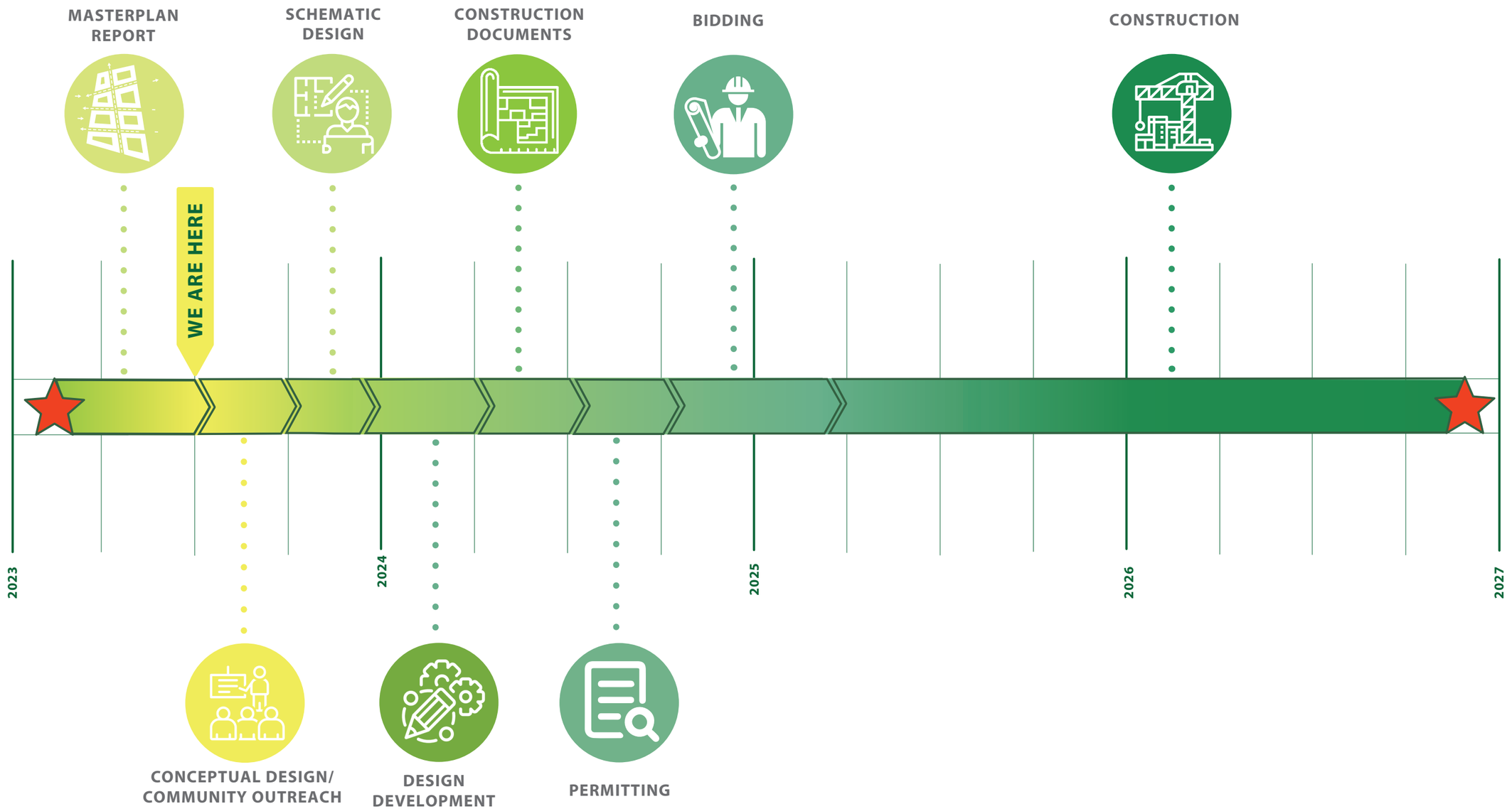
Soft costs are detailed in this section of the report, and cumulatively add another $7,491,921 to the project, bringing the total estimated project cost to $35,415,245. Soft costs add approximately 40% to the hard costs, and represent approximately 21% of the total project cost. This is in line for industry standards for a public bid project of this scale and type, located in this region.

The alternates identified for each project include the custom glass and wrought iron elevator and Venetian plaster at the Harrison Memorial Library, photovoltaic systems at both branches, and the cost of escalation if the branches were built in two phases, with the Park branch not starting construction until the Harrison branch was completed. These alternates increase the estimated hard costs by $4,567,704. With soft costs included, the total estimated budget is increased to $41,489,332.

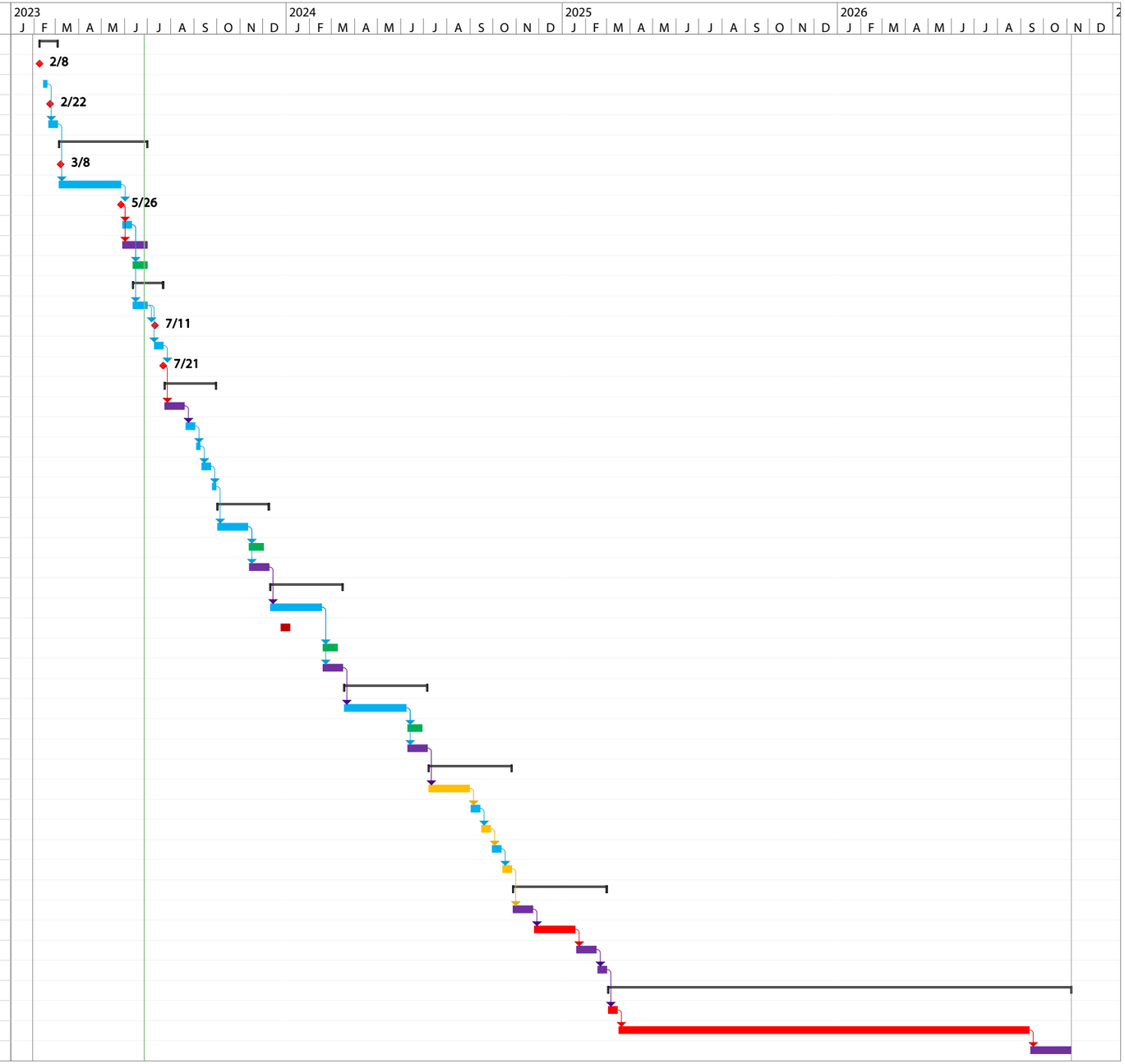
The schedule is structured to prioritize momentum, and minimize the impacts of cost escalation due to an extended duration in the planning phase. Design and engineering follows directly after the conclusion of this master plan phase, and the project begins construction in 2025 and is competed by the end of 2026.

While the budget and schedule will be refined in future phases, this estimate provides a basis for future decision making regarding project scope, schedule, and budget.

5-YEAR CAPITAL IMPROVEMENT PLAN



ID	Task Name	Duration	Start	Finish	Predecessors
1	**PHASE 1A: EXISTING CONDITIONS ASSESSMENT**	**3.6 wks**	**Wed 2/8/23**	**Fri 3/3/23**	
2	Meeting #1: Kickoff	0 days	Wed 2/8/23	Wed 2/8/23	
3	As-Built & Existing Documentation Review	1 wk	Mon 2/13/23	Fri 2/17/23	
4	Meeting #2: Site-Walk w/ Maintainance Staff & A&E Team	0 days	Wed 2/22/23	Wed 2/22/23	
5	Code & Engineering Analysis	2 wks	Mon 2/20/23	Fri 3/3/23	3
6	**PHASE 1B: RECOMMENDATIONS REPORT**	**17 wks**	**Mon 3/6/23**	**Fri 6/30/23**	
7	Meeting #3: Library Staff	0 days	Wed 3/8/23	Wed 3/8/23	
8	Prepare Design Recommendations	12 wks	Mon 3/6/23	Fri 5/26/23	5
9	Meeting #4: Review Recommendations	0 days	Fri 5/26/23	Fri 5/26/23	8
10	Incorporate City Feedback	2 wks	Mon 5/29/23	Fri 6/9/23	9
11	Client Review of Recommendations	5 wks	Mon 5/29/23	Fri 6/30/23	9
12	Cost Estimation	3 wks	Mon 6/12/23	Fri 6/30/23	10
13	**PHASE 1C: CAPITAL IMPROVEMENT PLAN**	**6 wks**	**Mon 6/12/23**	**Fri 7/21/23**	
14	Prepare Capital Improvement Plan & Report	3 wks	Mon 6/12/23	Fri 6/30/23	10
15	Meeting #5: Review Report	0 days	Tue 7/11/23	Tue 7/11/23	14
16	Finalize Report	2 wks	Mon 7/10/23	Fri 7/21/23	14
17	Issue Report	0 days	Fri 7/21/23	Fri 7/21/23	16
18	**PHASE 2: CONCEPTUAL DESIGN/COMMUNITY OUTREACH**	**10 wks**	**Mon 7/24/23**	**Fri 9/29/23**	
19	Finalize Phase 2-8 Scope	4 wks	Mon 7/24/23	Fri 8/18/23	17
20	Prepare Donor Outreach Materials	2 wks	Mon 8/21/23	Fri 9/1/23	19
21	Donor Outreach Meetings	1 wk	Mon 9/4/23	Fri 9/8/23	20
22	Prepare Community Outreach Materials	2 wks	Mon 9/11/23	Fri 9/22/23	21
23	Community Outreach Meetings	1 wk	Mon 9/25/23	Fri 9/29/23	22
24	**PHASE 3: SCHEMATIC DESIGN**	**10 wks**	**Mon 10/2/23**	**Fri 12/8/23**	
25	Schematic Design Documents	6 wks	Mon 10/2/23	Fri 11/10/23	23
26	Schematic Design Cost Estimate	3 wks	Mon 11/13/23	Fri 12/1/23	25
27	City Review of Schematic Design	4 wks	Mon 11/13/23	Fri 12/8/23	25
28	**PHASE 4: DESIGN DEVELOPMENT**	**14 wks**	**Mon 12/11/23**	**Fri 3/15/24**	
29	Design Development Documents	10 wks	Mon 12/11/23	Fri 2/16/24	27
30	Holidays	2 wks	Mon 12/25/23	Fri 1/5/24	
31	Design Development Cost Estimate	3 wks	Mon 2/19/24	Fri 3/8/24	29
32	City Review of Design Development	4 wks	Mon 2/19/24	Fri 3/15/24	29
33	**PHASE 5: CONSTRUCTION DOCUMENTS**	**16 wks**	**Mon 3/18/24**	**Fri 7/5/24**	
34	Construction Documents	12 wks	Mon 3/18/24	Fri 6/7/24	32
35	Construction Documents Estimate	3 wks	Mon 6/10/24	Fri 6/28/24	34
36	City Review of Construction Documents	4 wks	Mon 6/10/24	Fri 7/5/24	34
37	**PHASE 6: PERMITTING**	**16 wks**	**Mon 7/8/24**	**Fri 10/25/24**	
38	Permit Intake and Review	8 wks	Mon 7/8/24	Fri 8/30/24	36
39	Permit Response	2 wks	Mon 9/2/24	Fri 9/13/24	38
40	Permit Backcheck	2 wks	Mon 9/16/24	Fri 9/27/24	39
41	Permit Backcheck Response	2 wks	Mon 9/30/24	Fri 10/11/24	40
42	Permit Approval	2 wks	Mon 10/14/24	Fri 10/25/24	41
43	**PHASE 7: BIDDING**	**18 wks**	**Mon 10/28/24**	**Fri 2/28/25**	
44	City Authorization to Bid	4 wks	Mon 10/28/24	Fri 11/22/24	42
45	Bidding	8 wks	Mon 11/25/24	Fri 1/17/25	44
46	Bid Review	4 wks	Mon 1/20/25	Fri 2/14/25	45
47	Notice to Proceed	2 wks	Mon 2/17/25	Fri 2/28/25	46
48	**PHASE 8: CONSTRUCTION**	**88 wks**	**Mon 3/3/25**	**Fri 11/6/26**	
49	Contractor Mobilization	2 wks	Mon 3/3/25	Fri 3/14/25	47
50	Construction	78 wks	Mon 3/17/25	Fri 9/11/26	49
51	Owner Move In	8 wks	Mon 9/14/26	Fri 11/6/26	50



PROJECT BUDGET

BASE BUDGET

Construction Cost, base	$25,384,840
10% Construction Contingency	$2,538,484
13% Architecture & Engineering Fees	$3,300,029
Furniture @ $65/sf	$905,190
Building Permit Fees	$294,259
Planning Permit Fees	$16,546
Utility Fees Allowance @ 2% of Construction	$507,697
Testing & Inspections @ 0.75% of Construction	$190,386
Telecom @ $18/sf	$250,668
AV & Security @ $18/sf	$250,668
Survey Allowance	$50,000.00
Hazardous Material Consultant Allowance	$30,000.00
Construction Management @ 3% of Construction	$761,545
Public Art @ 1% of Construction	$253,848
Temporary Library Lease	-
Temporary Library Build Out	-
Temporary Library Soft Costs @ 40% of Build Out	-
10% Soft Costs Contingency	$681,083.71
Total Soft Costs	$7,491,921
Total Project Budget	$35,415,245

*Excluded: Legal, financing, moving, storage, internal staff costs

BUDGET WITH ALTERNATES

Construction Cost, base + Alternates	$29,952,544
10% Construction Contingency	$2,995,254
13% Architecture & Engineering Fees	$3,893,831
Furniture @ $65/sf	$905,190
Building Permit Fees	$346,331
Planning Permit Fees	$16,546
Utility Fees Allowance @ 2% of Construction	$599,051
Testing & Inspections @ 0.75% of Construction	$224,644
Telecom @ $18/sf	$250,668
AV & Security @ $18/sf	$250,668
Survey Allowance	$50,000.00
Hazardous Material Consultant Allowance	$30,000.00
Construction Management @ 3% of Construction	$898,576
Public Art @ 1% of Construction	$299,525
Temporary Library Lease	-
Temporary Library Build Out	-
Temporary Library Soft Costs @ 40% of Build Out	-
10% Soft Costs Contingency	$776,503.04
Total Soft Costs	$8,541,533
Total Project Budget	$41,489,332

COST ESTIMATE

CARMEL LIBRARIES

Harrison Memorial Library & Park Branch Library
Carmel, California

Conceptual Cost Plan

Report Prepared for:

Jayson Architecture

July 10, 2023

more value, less risk

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Harrison Memorial Library & Park Branch Library
Carmel, California

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July 10, 2023

BASIS OF ESTIMATE

REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

Document

- Conceptual design package

PROJECT DESCRIPTION

The scope of work includes the renovation of two libraries in Carmel, California.

BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

Site Requirements	*5.0%*
Jobsite Management	*12.0%*
Phasing	*0.0%*

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

Insurance & Bonding	*2.5%*
Fee (G.C. Profit)	*6.0%*

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost estimate is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

CONTINGENCY

Design Contingency *17.5%*

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

Construction Contingency *0.0%* *Excluded - Carried separately by Owner*

The Construction Contingency is carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.

Bidding Contingency *Excluded*

Given the volatile bidding market, we recommend a review fo bidding conditions prior to bid date. Depending on prevailing conditions, it may be prudent to include a bidding contingency

BASIS OF ESTIMATE

Owner's Contingency *Excluded*

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

CONSTRUCTION SCHEDULE

Harrison Memorial

Construction Start Date	Mar-2025	Construction End Date	Sep-2026
Mid-date of Construction	Dec-2025	Construction Duration	17 months
Escalation Period	29 months	Escalation End Date	Construction Mid-Point

Park Branch Memorial

Construction Start Date	Mar-2025	Construction End Date	Sep-2026
Mid-date of Construction	Dec-2025	Construction Duration	17 months
Escalation Period	29 months	Escalation End Date	Construction Mid-Point

ESCALATION

Escalation is included to the anticipated midpoint of construction, Dec 2025.

Escalation: *15.74%* Harrision Memorial

	Annual Rate	*Project Rate*	*Cummulative*	
2023	6.00%	3.50%	3.50%	*June to December*
2024	6.00%	6.00%	9.71%	*Full year*
2025	5.50%	5.50%	15.74%	*Full year*
2026	5.00%	0.00%		*N/A*
2027	5.00%			

Escalation: *15.74%* Park Branch

	Annual Rate	*Project Rate*	*Cummulative*	
2023	6.00%	3.50%	3.50%	*June to December*
2024	6.00%	6.00%	9.71%	*Full year*
2025	5.50%	5.50%	15.74%	*Full year*
2026	5.00%	0.00%		*N/A*
2027	5.00%	0.00%		*N/A*
2028	*5.00%*	0.00%		*N/A*

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

EXCLUSIONS

- Land acquisition, feasibility studies, financing costs and all other owner costs
- All professional fees and insurance
- Site surveys, existing condition reports and soils investigation costs
- Items identified in the design as Not In Contract [NIC]
- Hazardous materials investigations and abatement
- Utility company back charges, including work required off-site and utilities rates
- Work to City streets and sidewalks
- Items defined as Vendor / Owner supplied and Vendor / Owner installed
- Permits
- Owners contingency
- Overtime, 2nd shift and lost productivity premiums
- Design Fees
- PG & E Fees
- Sustainability Fees (LEED)
- Furniture, fixtures and equipment (FF&E)

CARMEL LIBRARIES
Harrison Memorial Library & Park Branch Library
Carmel, California

Conceptual Cost Plan
July 10, 2023

KEY CRITERIA

AREA TABULATION

	ENCLOSED AREAS	COVERED AREAS	GROSS AREA	COMMENTS
HARRISON MEMORIAL LIBRARY				
Basement	1,976 SF			
Main Level	4,240 SF			
Mezzanine	1,250 SF			
Subtotal	**7,466 SF**	**0 SF**		
HARRISON MEMORIAL LIBRARY - GSF Incl. 50% Covered Area			**7,466 GSF**	

	ENCLOSED AREAS	COVERED AREAS	GROSS AREA	COMMENTS
PARK BRANCH LIBRARY				
Basement	1,850 SF			
Level 01	6,460 SF			
Subtotal	**8,310 SF**	**0 SF**		
PARK BRANCH LIBRARY - GSF Incl. 50% Covered Area			**8,310 GSF**	

SITEWORK

HARRISON MEMORIAL LIBRARY	9,700 SF	Including building footprint
PARK BRANCH LIBRARY	22,600 SF	Including building footprint

CARMEL LIBRARIES
Harrison Memorial Library & Park Branch Library
Carmel, California

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Conceptual Cost Plan
July 10, 2023

EXECUTIVE SUMMARY

	GSF	$ / SF	TOTAL	COMMENTS
HARRISON MEMORIAL LIBRARY				
BUILDING	7,466 GSF	$1,139.24	8,505,533	
SITEWORK			360,879	
SUBTOTAL			**8,866,411**	today's dollars
ESCALATION TO DECEMBER 2025			1,395,932	
TOTAL CONSTRUCTION COST, HARRISON MEMORIAL LIBRARY			**10,262,344**	
PARK BRANCH LIBRARY				
BUILDING	8,310 GSF	$1,249.91	10,386,761	
SITEWORK			2,678,703	
SUBTOTAL			**13,065,463**	today's dollars
ESCALATION TO DECEMBER 2025			2,057,033	
TOTAL CONSTRUCTION COST, PARK BRANCH LIBRARY			**15,122,497**	
CARMEL LIBRARIES - HARRISON MEMORIAL + PARK BRANCH LIBRARY				
CONSTRUCTION COSTS - BOTH LIBRARIES			21,931,875	today's dollars
ESCALATION TO DECEMBER 2025			3,452,965	
TOTAL CONSTRUCTION COST	**15,776 GSF**	**$1,609.08**	**25,384,840**	escalated
ALTERNATES			**4,567,704**	
HARRISON MEMORIAL ALTERNATE #1 - GLASS ELEVATOR			2,010,270	
HARRISON MEMORIAL ALTERNATE #2 VENETIAN PLASTER			474,098	
HARRISON MEMORIAL ALTERNATE #3 PV			208,900	
PARK BRANCH ALTERNATE #4 PV			655,185	
PHASED CONSTRUCTION			1,219,251	Park Library midpoint July 2027

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Harrison Memorial Library & Park Branch Library
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July 10, 2023

HARRISON MEMORIAL LIBRARY - UNIFORMAT II SUMMARY **GSF :** 7,466

	SECTION	%	TOTAL	$ / SF	COMMENTS
	10 FOUNDATIONS	4.4%	261,050	$34.97	
	20 BASEMENT CONSTRUCTION				
A	**SUBSTRUCTURE**	**4.4%**	**261,050**	**$34.97**	
	10 SUPERSTRUCTURE	7.0%	417,004	$55.85	
	20 EXTERIOR ENCLOSURE	7.5%	447,530	$59.94	
	30 ROOFING	2.1%	123,905	$16.60	
B	**SHELL**	**16.6%**	**988,439**	**$132.39**	
	10 INTERIOR CONSTRUCTION	17.9%	1,064,464	$142.57	
	20 STAIRS	1.7%	100,000	$13.39	
	30 INTERIOR FINISHES	11.5%	681,892	$91.33	
C	**INTERIORS**	**31.1%**	**1,846,356**	**$247.30**	
	10 CONVEYING	7.7%	456,600	$61.16	
	20 PLUMBING	3.0%	178,040	$23.85	
	30 HVAC	7.0%	416,994	$55.85	
	40 FIRE PROTECTION	0.6%	37,330	$5.00	
	50 ELECTRICAL	12.7%	753,643	$100.94	
D	**SERVICES**	**31.0%**	**1,842,607**	**$246.80**	
	10 EQUIPMENT	5.3%	314,000	$42.06	
	20 FURNISHINGS	0.3%	19,900	$2.67	
E	**EQUIPMENT + FURNISHINGS**	**5.6%**	**333,900**	**$44.72**	
	10 SPECIAL CONSTRUCTION				
	20 SELECTIVE BUILDING DEMOLITION	7.2%	429,922	$57.58	
F	**SPECIAL CONSTRUCTION + DEMOLITION**	**7.2%**	**429,922**	**$57.58**	
	10 SITE PREPARATION	0.2%	9,940	$1.33	
	20 SITE IMPROVEMENTS	2.0%	117,475	$15.73	
	30 SITE MECHANICAL UTILITIES	1.3%	74,525	$9.98	
	40 SITE ELECTRICAL UTILITIES	0.7%	40,000	$5.36	
	50 OTHER SITE CONSTRUCTION				
G	**BUILDING SITEWORK**	**4.1%**	**241,940**	**$32.41**	
DIRECT COSTS			**5,944,214**	**$796.17**	
	SITE REQUIREMENTS	5.0%	297,211	$39.81	
	JOBSITE MANAGEMENT	12.0%	713,306	$95.54	
	PHASING				none
	ESTIMATE SUB-TOTAL		**6,954,730**	**$931.52**	
	INSURANCE + BONDING	2.5%	173,868	$23.29	
	FEE	6.0%	417,284	$55.89	
	ESTIMATE SUB-TOTAL		**7,545,882**	**$1,010.70**	
	DESIGN CONTINGENCY	17.5%	1,320,529	$176.87	
	CONSTRUCTION CONTINGENCY				excluded, by Owner
	ESTIMATE SUB-TOTAL		**8,866,411**	**$1,187.57**	
	ESCALATION	15.7%	1,395,932	$186.97	
ESTIMATE TOTAL			**10,262,344**	**$1,374.54**	total add-ons 72.64%

CARMEL LIBRARIES
Harrison Memorial Library & Park Branch Library
Carmel, California

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July 10, 2023

HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL **GSF :** 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		**Foundations**					
3							
4		Strengthen existing wall foundation	90	LF			basement: grid 5, from A to F; main level grid 7 from A to E.5
5		Remove and replace slab on grade as needed	270	SF	150.00	40,500	
6		Strengthen existing footing, incl required excavation, dowel into ex etc	90	LF	850.00	76,500	
7		Allow for shoring and bracing as needed	1	LS	25,000.00	25,000	
8		Patch waterproofing as required	1	LS	6,750.00	6,750	
9		New elevator pit	1	EA	65,000.00	65,000	
10		Infill recessed basement slab	98	SF	50.00	4,900	staff restroom
11		Miscellaneous foundations work allowance	4,240	SF	10.00	42,400	
12		Dryrot and termite repairs					excluded
13							
14							
15		**FOUNDATIONS**				**261,050**	**$34.97 / SF**
16							
17		**Basement Construction**					See Foundations
18							
19							
20		**BASEMENT CONSTRUCTION**					
21							
22		**Superstructure**					
23							
24		Wood construction					
25		New plywood shear wall at existing walls, installed from inside, incl hold-downs	1,815	SF	15.00	27,225	assume single layer plywood
26		Strengthen existing floor framing, main level	1,075	SF	20.00	21,500	local history room
27		New floor framing & deck	1,547	SF	80.00	123,760	
28		Strengthen existing balcony at history room	140	SF	100.00	14,000	
29		Allow for miscellaneous bracing and shoring	7,466	SF	3.50	26,131	
30		Elevator steel	1	LS	35,000.00	35,000	allowance
31		Elevator overrun	1	LS	35,000.00	35,000	allowance
32		Miscellaneous demolition for structural work	7,466	SF	8.00	59,728	
33		Miscellaneous structural work, connections etc	7,466	SF	10.00	74,660	
34		Dryrot and termite repairs					excluded
35							
36							
37		**SUPERSTRUCTURE**				**417,004**	**$55.85 / SF**
38							
39		**Exterior Enclosure**					
40							
41		Exterior wall infill	1,000	SF	200.00	200,000	
42		New thermally broken steel windows	40	SF	215.00	8,600	
43		New thermally broken steel storefront entrance, main level entrance	95	SF	225.00	21,375	
44		New thermally broken steel storefront	76	SF	225.00	17,100	
45		Exterior entrance doors, single	1	EA	8,500.00	8,500	
46		Allow for miscellaneous façade modifications at new windows and wall infills, as needed	1,211	SF	25.00	30,275	allow for minimal cut and patch
47		Existing façade to remain	1	LS	15,000.00	15,000	allow for minimal cut and patch
48		Paint exterior soffit, joists and beams	1,140	SF	7.00	7,980	
49		Elevator overrun, solid wall	216	SF	200.00	43,200	
50		Extend balcony railing to code height	61	LF	500.00	30,500	
51		Miscellaneous exterior wall improvements	1	LS	65,000.00	65,000	
52							
53							
54		**EXTERIOR ENCLOSURE**				**447,530**	**$59.94 / SF**
55							
56		**Roofing**					
57							
58		New automated skylight	80	SF	500.00	40,000	
59		Elevator overrun roofing, clay tile	80	SF	50.00	4,000	
60		Cut, patch, repair around area of work	1	LS	5,000.00	5,000	
61		Misc flashing and sheetmetal, copper	5,340	SF	5.00	26,700	

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Harrison Memorial Library & Park Branch Library
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HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL **GSF :** 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
62		Existing roofing - patch as needed	5,180	SF	3.50	18,130	allowance
63		New copper gutters and downspouts	401	LF	75.00	30,075	
64							
65							
66		**ROOFING**				**123,905**	**$16.60 / SF**
67							
68		**Interior Construction**					
69							
70		Interior partitions					
71		New partitions	2,740	SF	32.00	87,680	
72		New furring walls	1,500	SF	18.00	27,000	
73		New furring walls at perimeter wall - remove and replace, protect existing to remain as needed	7,910	SF	10.00	79,100	allowance
74							
75		Interior glazing					
76		Frameless glass partitions	476	SF	150.00	71,400	
77		Frameless glass partitions, frosted	160	SF	165.00	26,400	
78		Custom fire rated glass elevator shaft					incl with Conveying
79		Allow for misc glazing, clearstory etc	1	LS	25,000.00	25,000	
80							
81		Interior doors					
82		Frameless glass doors, single	4	EA	5,500.00	22,000	
83		Frameless glass doors, double	1	PR	8,500.00	8,500	
84		Frameless glass doors, frosted, single	1	EA	6,000.00	6,000	
85		HM doors and frames, single	3	EA	4,000.00	12,000	
86		HM doors and frames, double	3	PR	6,000.00	18,000	
87		Wood doors and frames, single	2	EA	5,500.00	11,000	
88		Specialty hardware allowance	1	LS	10,000.00	10,000	
89							
90		Millwork					
91		Built in solid walnut shelving	225	LF	1,250.00	281,250	
92		Solid walnut lower cabs with quartz countertop	34	LF	1,300.00	44,200	
93		Plam upper and lower cabs with quartz countertop	12	LF	1,350.00	16,200	sink separate in plumbing
94		Vanity	8	LF	550.00	4,400	
95		New fireplace mantle base, custom carved stone	9	LF	750.00	6,750	
96		Circulation desk with quartz countertop & solid redwood lower cabs	10	LF	2,500.00	25,000	
97		Solid wood bench with walnut boards	15	LF	950.00	14,250	
98							
99		Specialties					
100		Code signage	7,466	SF	0.50	3,733	
101		Directional signage & graphics	7,466	SF	1.50	11,199	
102		Corner guards and bumpers	7,466	SF	0.75	5,600	
103		Toilet partitions and accessories					
104		Standard	2	EA	5,400.00	10,800	
105		ADA	2	EA	5,800.00	11,600	
106		Staff restroom	1	EA	3,000.00	3,000	
107		Decorative custom wrought iron @ exterior of elevator hoist way					incl with Conveying
108		42" guardrail, custom bronze finish	39	LF	850.00	33,150	
109		Operable partitions					none
110							
111		Miscellaneous					
112		Misc metals	7,466	SF	5.00	37,330	
113		Allowance for custom wrought iron detailing	1	LS	25,000.00	25,000	
114		Rough blocking, backing	7,466	SF	1.50	11,199	
115		Miscellaneous rough and finish carpentry	7,466	SF	3.00	22,398	
116		Sealing and caulking	7,466	SF	2.50	18,665	
117		Interior development allowance	7,466	SF	10.00	74,660	
118							
119							
120		**INTERIOR CONSTRUCTION**				**1,064,464**	**$142.57 / SF**
121							

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HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL **GSF :** 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
122		**Stairs**					
123							
124		New wood stairs, landing and custom bronze handrails					
125		Half flights between split levels	3	EA	30,000.00	90,000	5'4" height difference
126		Short flight at lobby	1	EA	10,000.00	10,000	
127							
128							
129		**STAIRS**				**100,000**	**$13.39 / SF**
130							
131		**Interior Finishes**					
132							
133		Floor finishes					per schedule
134		Wood flooring	920	SF	55.00	50,600	
135		Tile	323	SF	50.00	16,150	
136		Carpet tile	5,020	SF	10.00	50,200	
137		Polish existing concrete slab	97	SF	10.00	970	
138							
139		Bases					per schedule
140		Rubber	1,041	LF	5.00	5,205	
141		1x4 solid redwood base	733	LF	25.00	18,325	
142		Tile	120	LF	50.00	6,000	
143							
144		Wall finishes					per schedule
145		Paint, level 3	4,300	SF	2.50	10,750	
146		Paint, level 4	1,840	SF	5.50	10,120	
147		Paint, level 5	5,570	SF	7.00	38,990	see alts for venetian plaster
148		Tile	1,250	SF	50.00	62,500	
149							
150		Ceiling finishes					per rcps
151		Painted gypsum board	323	SF	30.00	9,690	
152		Painted gypsum board ilo plaster	290	SF	30.00	8,700	see alts for venetian plaster
153		Exposed ceiling, paint	166	SF	3.50	581	
154		ACT, 2x4	964	SF	25.00	24,100	
155		T&G redwood soffit	1,297	SF	105.00	136,185	
156		T&G redwood with purlins	353	SF	105.00	37,065	
157		Strip paint off existing redwood beams, joists, decking, sandblast, refinish, stain and seal	2,940	SF	45.00	132,300	
158							
159		Miscellaneous					
160		Allowance for enhanced finishes, soffits and bulkheads	7,466	SF	3.50	26,131	
161		Additional wood trims, banding etc	7,466	SF	5.00	37,330	
162							
163							
164		**INTERIOR FINISHES**				**681,892**	**$91.33 / SF**
165							
166		**Conveying**					
167							
168		Passenger elevator, cab upgrade	1	EA	300,000.00	300,000	3 stops
169		Bronze cladding to elevator shaft	1,080	SF	145.00	156,600	
170							
171							
172		**CONVEYING**				**456,600**	**$61.16 / SF**
173							
174		**Plumbing**					
175							
176		Trade demolition					
177		Safe-off and demo plumbing fixture	5	EA	550.00	2,750	
178		Remove water heater, save for reinstall	1	EA	1,840.00	1,840	
179		Demo existing gas and cap	1	EA	2,500.00	2,500	
180		Misc. plumbing demo	7,466	SF	2.00	14,932	
181							
182		Plumbing fixtures					
183		Water closet	4	EA	3,300.00	13,200	
184		Urinal	1	EA	3,000.00	3,000	

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HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL **GSF :** 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
185		Lavatory	5	EA	2,875.00	14,375	
186		Drinking fountain	1	EA	6,500.00	6,500	
187		Breakroom sink	1	EA	3,000.00	3,000	
188		Mop sink	1	EA	4,000.00	4,000	
189							
190		Sanitary waste, vent and service pipework					
191		Rough-in and final connect sanitary waste, vent and service pipe, fittings, supports, valves, specialties and insulation	13	EA	4,500.00	58,500	
192		3" floor drain	3	EA	2,875.00	8,625	
193		Condensate drainage serving FCU's	4	EA	1,650.00	6,600	
194		Condensate drainage serving split AC units	2	EA	1,650.00	3,300	
195		Connect to existing domestic water, 2"	1	EA	1,005.00	1,005	
196		Connect to existing sanitary 4"	1	EA	1,310.00	1,310	
197		Video scope sewer line	1	EA	3,000.00	3,000	
198							
199		Plumbing equipment					
200		2" water meter (by water district)	1	EA	820.00	820	Install/connect only
201		Reinstall existing electric water heater	1	EA	2,960.00	2,960	
202		Expansion tank, 20 gallon	1	EA	850.00	850	
203		HW recirc pump, 1/2 hp, incl. aquastat and timer	1	EA	2,000.00	2,000	
204							
205		Roof drainage		NA			No work anticipated
206							
207		Natural gas		NA			No work anticipated
208							
209		Misc. plumbing requirements					
210		Site supervision, documentation, detailing, coordination, testing, startup, chlorination, seismic bracing, firestop, GC's and GR's	1	LS	15,506.70	15,507	
211		LEED premium	7,466	SF	1.00	7,466	
212							
213		**PLUMBING**				**178,040**	**$23.85 / SF**
214							
215		**HVAC**					
216							
217		Trade demo					
218		Demo mechanical unit	1	EA	1,500.00	1,500	
219		Misc. HVAC demo	7,466	SF	3.00	22,398	
220							
221		HVAC equipment					
222		HP-1, -2, single zone, VRF, 4 ton	2	EA	12,000.00	24,000	
223		HP-3, 4 ton with 2port adapter	1	EA	13,000.00	13,000	
224		HD-1, relief hood, WRH 2x2x2	1	EA	2,500.00	2,500	
225		IT cooling, split AC units, 1.5 ton	2	EA	5,500.00	11,000	
226		EF-1 thru -4, panasonic FV-30VQ3	4	EA	875.00	3,500	
227		FCU-1,-2, 4 ton	2	EA	8,800.00	17,600	
228		FCU-3, -4, 2 ton	2	EA	4,400.00	8,800	
229							
230		Piping distribution, refrigerant pipework	810	LF	55.00	44,550	
231							
232		Air distribution	7,466	SF	14.00	104,524	
233							
234		Diffusers, registers, grilles, OA louvers	7,466	SF	5.00	37,330	
235							
236		Temperature controls					
237		Provide BMS serving new HVAC and plumbing equipment	7,466	SF	5.00	37,330	
238		Window actuator	1	LS	3,000.00	3,000	
239		Automated skylight	1	LS	5,000.00	5,000	
240		Weather station	1	LS	2,500.00	2,500	
241							
242		Testing and balancing	40	HRS	185.00	7,400	
243							
244		Misc. HVAC requirements					

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
245		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	52,397.17	52,397	
246		LEED premium	7,466	SF	2.50	18,665	
247							
248		**HVAC**				**416,994**	**$55.85 / SF**
249							
250		**Fire Protection**					
251							
252		Misc. rework and reconfiguration of existing fire sprinkler system to accommodate new layout	7,466	SF	5.00	37,330	
253							
254		**FIRE PROTECTION**				**37,330**	**$5.00 / SF**
255							
256		**Electrical**					
257							
258		Trade demolition					
259		Safe-off, disconnect and remove existing panels, raceways and cabling	7,466	SF	4.00	29,864	
260							
261		Power distribution					
262		Main service panel, 400A, 208/120V, 3P, 4W	1	EA	19,200.00	19,200	
263		Elevator feeder, 150A	1	EA	15,625.00	15,625	
264		PV interconnection breaker, 80A	1	EA	2,200.00	2,200	
265		Distribution panel, 150A, 120/208V, 42 circuit	1	EA	6,750.00	6,750	
266		Distribution panel, 60A, 120/208V, 42 circuit, server room, shunt trip	1	EA	3,300.00	3,300	
267		Distribution panel, 100A, 120/208V, 42 circuit, HVAC and DHW equip	1	EA	4,500.00	4,500	
268		Misc. feeders, conduit and cabling	7,466	SF	5.00	37,330	
269							
270		Machine and equipment power					
271		HP-1, -2, power connection	2	EA	3,500.00	7,000	
272		HP-3, power connection	1	EA	3,500.00	3,500	
273		Split AC power connections	2	EA	2,875.00	5,750	
274		Exhaust fan power connections	4	EA	950.00	3,800	
275		FCU power connections	4	EA	1,225.00	4,900	
276		DHW recirc pump	1	EA	1,200.00	1,200	
277		Disconnect/reconnect electric water heater	1	EA	2,875.00	2,875	
278							
279		Convenience power					
280		Duplex receptacles, conduit and wiring, terminations	7,466	SF	8.00	59,728	
281		Floor boxes	11	EA	485.00	5,335	
282							
283		Lighting and controls					
284		Misc. lighting, lighting controls, conduit and wiring	7,466	SF	45.00	335,970	
285							
286		Telecom and security					
287		Misc. tele data outlets, WAP outlets, raceways and structured cabling	7,466	SF	9.00	67,194	
288		Data in floor boxes	11	EA	485.00	5,335	
289		Data drops 2 mezz, 4 main, 3 basement	9	EA	525.00	4,725	
290		Security allowance	7,466	SF	3.00	22,398	
291							
292		Fire alarm					
293		Misc. rework/reconfiguration of existing FA system	7,466	SF	3.00	22,398	
294							
295		Photovoltaics					
296		PV array, wiring, raceways, inverter, and panel supports, 22kw	22	KW			see alternates
297							
298		Misc. electrical requirements					

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
299		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	64,101.30	64,101	
300		LEED premium	7,466	SF	2.50	18,665	
301							
302		**ELECTRICAL**				**753,643**	**$100.94 / SF**
303							
304		**Equipment**					
305							
306		56" tall shelving solid redwood end panels & canopies, stacks	120	LF	2,000.00	240,000	
307		56" tall shelving with custom wood doors & bronze screens, stacks	19	LF	3,500.00	66,500	
308							
309		Projection screen, allow	1	EA	7,500.00	7,500	
310		Automated material handling system, AMHS					excluded
311		Book theft detection					excluded
312		Book drops					excluded
313							
314							
315		**EQUIPMENT**				**314,000**	**$42.06 / SF**
316							
317		**Furnishings**					
318							
319		Window blinds at new glazing	211	SF	28.00	5,908	
320		Blinds to interior glazing	636	SF	22.00	13,992	
321		Blinds at skylights					assume none
322							
323							
324		**FURNISHINGS**				**19,900**	**$2.67 / SF**
325							
326		**Special Construction**					no work
327							
328							
329		**SPECIAL CONSTRUCTION**					
330							
331		**Selective Building Demolition**					
332							
333		Building demolition					
334		Demo exterior walls	99	LF	50.00	4,950	
335		Demo roof structure for skylights & elev overrun	160	SF	55.00	8,800	
336		Demo concrete pavement	254	SF	5.50	1,397	
337		Demo ext windows	35	LF	50.00	1,750	
338		Demo casework	242	LF	25.00	6,050	
339		Demo interior windows	29	LF	30.00	870	
340		Demo partitions	510	LF	30.00	15,300	
341		Demo doors, per leaf	23	EA	250.00	5,750	
342		Demo stairs	7	EA	2,500.00	17,500	
343		Demo columns	16	EA	1,500.00	24,000	
344		Demo dumbwaiter, shaft & equipment	1	EA	8,500.00	8,500	
345		Demo restroom fixtures, finishes, accessories	120	SF	30.00	3,600	
346		Demo existing floor for new elev & demo lobby floor	701	SF	55.00	38,555	
347		Demo stacks	253	LF	35.00	8,855	
348		Demo fireplace mantle base	2	EA	1,000.00	2,000	
349		Demo glass partitions	17	LF	30.00	510	
350		Demo metal guardrail	25	LF	45.00	1,125	
351		Demo archway above	11	LF	30.00	330	
352		Demo mezz floor and slab edge	1,020	SF	55.00	56,100	
353		Demo all interior finishes, remove paint, fixtures etc	7,466	SF	12.00	89,592	
354		Miscellaneous demolition allowance	7,466	SF	8.00	59,728	
355		Structural demolition allowance	7,466	SF	10.00	74,660	
356		MEP demolition allowance					see trades

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HARRISON MEMORIAL LIBRARY - ESTIMATE DETAIL **GSF :** 7,466

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
357							
358		Hazardous materials abatement					excluded
359							
360							
361		**SELECTIVE BUILDING DEMOLITION**				**429,922**	**$57.58 / SF**
362							
363		**Site Preparation**					
364							
365		Demo tree	1	EA	1,500.00	1,500	
366		Demo planting area	10	SF	25.00	250	
367		Miscellaneous site demo, protection	5,460	SF	1.50	8,190	
368							
369							
370		**SITE PREPARATION**				**9,940**	**$1.33 / SF**
371							
372		**Site Improvements**					
373							
374		New accessible stone ramp & landing	100	SF	295.00	29,500	
375		New stone stairs	15	SF	295.00	4,425	
376		New bronze railings to above	60	LF	850.00	51,000	
377		New sidewalks	120	SF	30.00	3,600	
378		Allow for new curbs	30	LF	55.00	1,650	
379		Miscellaneous sitework allowance - minimal	5,460	SF	5.00	27,300	
380							
381							
382		**SITE IMPROVEMENTS**				**117,475**	**$15.73 / SF**
383							
384		**Site Mechanical Utilities**					
385							
386		Connect to existing utilities within 5' of building	1	LS	15,000.00	15,000	
387							
388		Site drainage improvements allowance	1	LS	25,000.00	25,000	
389							
390		Scope existing sewer lateral to determine viablility of reuse	1	LS	2,650.00	2,650	
391		Replace sewer later to POC in street	75	LF	175.00	13,125	
392		Sawcut/patch roadway	150	SF	65.00	9,750	
393		Trench plating, traffic control	1	LS	5,000.00	5,000	
394		Connect to existing	1	LS	4,000.00	4,000	
391							
396		**SITE MECHANICAL UTILITIES**				**74,525**	**$9.98 / SF**
397							
398		**Site Electrical Utilities**					
399							
400		Site power distribution allowance	1	LS	15,000.00	15,000	
401							
402		Site lighting improvements allowance	1	LS	25,000.00	25,000	
403							
404		**SITE ELECTRICAL UTILITIES**				**40,000**	**$5.36 / SF**
405							
406		**Other Site Construction**					no work
407							
408							
409		**OTHER SITE CONSTRUCTION**					

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PARK BRANCH LIBRARY - UNIFORMAT II SUMMARY **GSF :** 7,466

	SECTION	%	TOTAL	$ / SF	COMMENTS
	10 FOUNDATIONS	2.1%	184,800	$24.75	
	20 BASEMENT CONSTRUCTION	3.2%	284,000	$38.04	
A	**SUBSTRUCTURE**	**5.4%**	**468,800**	**$62.79**	
	10 SUPERSTRUCTURE	6.3%	548,415	$73.45	
	20 EXTERIOR ENCLOSURE	13.9%	1,218,295	$163.18	
	30 ROOFING	6.6%	578,740	$77.52	
B	**SHELL**	**26.8%**	**2,345,450**	**$314.15**	
	10 INTERIOR CONSTRUCTION	10.4%	911,008	$122.02	
	20 STAIRS	0.5%	45,000	$6.03	
	30 INTERIOR FINISHES	9.2%	806,970	$108.09	
C	**INTERIORS**	**20.1%**	**1,762,978**	**$236.13**	
	10 CONVEYING				
	20 PLUMBING	2.6%	231,282	$30.98	
	30 HVAC	6.0%	522,596	$70.00	
	40 FIRE PROTECTION	0.5%	41,550	$5.57	
	50 ELECTRICAL	10.9%	958,471	$128.38	
D	**SERVICES**	**20.0%**	**1,753,898**	**$234.92**	
	10 EQUIPMENT	1.9%	166,750	$22.33	
	20 FURNISHINGS	0.5%	45,000	$6.03	
E	**EQUIPMENT + FURNISHINGS**	**2.4%**	**211,750**	**$28.36**	
	10 SPECIAL CONSTRUCTION				
	20 SELECTIVE BUILDING DEMOLITION	4.8%	420,610	$56.34	
F	**SPECIAL CONSTRUCTION + DEMOLITION**	**4.8%**	**420,610**	**$56.34**	
	10 SITE PREPARATION	2.1%	183,165	$24.53	
	20 SITE IMPROVEMENTS	17.1%	1,498,164	$200.66	
	30 SITE MECHANICAL UTILITIES	0.9%	74,525	$9.98	
	40 SITE ELECTRICAL UTILITIES	0.5%	40,000	$5.36	
	50 OTHER SITE CONSTRUCTION				
G	**BUILDING SITEWORK**	**20.5%**	**1,795,854**	**$240.54**	
DIRECT COSTS			**8,759,339**	**$1,173.23**	
	SITE REQUIREMENTS	5.0%	437,967	$58.66	
	JOBSITE MANAGEMENT	12.0%	1,051,121	$140.79	
	PHASING				
	ESTIMATE SUB-TOTAL		**10,248,427**	**$1,372.68**	
	INSURANCE + BONDING	2.5%	256,211	$34.32	
	FEE	6.0%	614,906	$82.36	
	ESTIMATE SUB-TOTAL		**11,119,543**	**$1,489.36**	
	DESIGN CONTINGENCY	17.5%	1,945,920	$260.64	
	CONSTRUCTION CONTINGENCY				excluded, by Owner
	ESTIMATE SUB-TOTAL		**13,065,463**	**$1,750.00**	
	ESCALATION	15.7%	2,057,033	$275.52	
ESTIMATE TOTAL			**15,122,497**	**$2,025.52**	total add-ons 72.64%

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PARK BRANCH LIBRARY - ESTIMATE DETAIL **GSF :** 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		**Foundations**					
3							
4		Allow for footings (strengthened or new) at new concrete shearwalls	74	LF	850.00	62,900	
5		Allow for shoring and bracing as needed	1	LS	20,000.00	20,000	
6		Patch waterproofing as required	1	LS	5,000.00	5,000	
7		Miscellaneous foundations work allowance	6,460	SF	15.00	96,900	
8		Dryrot and termite repairs					excluded
9							
10							
11		**FOUNDATIONS**				**184,800**	**$22.24 / SF**
12							
13		**Basement Construction**					
14							
15		Basement - abandon in place partial basement, seal and infill slabs and walls where needed	850	SF	250.00	212,500	pending further detailing
16		New basement wall infill, concrete, with xypex	144	SF	125.00	18,000	
17		Allow for excavation, shoring & support, etc as needed for new basement walls	1	LS	10,000.00	10,000	
18		New interior concrete walls with xypex	348	SF	125.00	43,500	
19		Dryrot and termite repairs					excluded
20							
21							
22		**BASEMENT CONSTRUCTION**				**284,000**	**$34.18 / SF**
23							
24		**Superstructure**					
25							
26		New concrete shear walls	888	SF	125.00	111,000	
27		New concrete walls exterior at stairs	696	SF	125.00	87,000	
28		New steel beams	48	LF	500.00	24,000	
29		New steel column	1	EA	6,000.00	6,000	
30		Miscellaneous structural steel	1	LS	15,000.00	15,000	
31		Allowance for structure at exit stairs	203	SF	65.00	13,195	
32		New roof structure at gable roof extension	1,748	SF	65.00	113,620	
33		Infill floor at shaft	124	SF	100.00	12,400	
34		Interface with existing, protect	8,310	SF	5.00	41,550	
35		Miscellaneous structural work, shoring/bracing, connections etc	8,310	SF	15.00	124,650	
36		Dryrot and termite repairs					excluded
37							
38							
39		**SUPERSTRUCTURE**				**548,415**	**$65.99 / SF**
40							
41		**Exterior Enclosure**					
42							
43		New aluminum wall panel over existing exterior walls to match storefront	230	SF	90.00	20,700	
44		Western red cedar rainscreen	420	SF	95.00	39,900	
45		New western red cedar over existing exterior walls	750	SF	95.00	71,250	
46		New western red cedar at new walls	2,041	SF	95.00	193,895	
47		New wall infills	1,301	SF	60.00	78,060	excl finishes
48							
49		Exterior glazing, 9'ht					
50		Thermally broken steel storefront	561	SF	225.00	126,225	
51		Thermally broken steel storefront window	248	SF	215.00	53,320	
52		Nanawall operable storefront	333	SF	375.00	124,875	
53		1/2" painted aluminum surrounds at windows	5	EA	5,500.00	27,500	
54							
55		Exterior doors, frames and hardware					
56		Glass entry exterior doors, single	1	EA	8,500.00	8,500	
57		Glass entry exterior doors, double	1	EA	15,000.00	15,000	
58		HM exterior doors, single	3	EA	4,000.00	12,000	
59		HM exterior doors, double	1	EA	6,800.00	6,800	

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PARK BRANCH LIBRARY - ESTIMATE DETAIL **GSF :** 8,310

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
60		Specialty hardware allowance	1	LS	10,000.00	10,000	
61							
62		Soffit - t&g western red cedar	962	SF	95.00	91,390	
63		Entry canopy - wood soffit, pvc roofing, structural support	900	SF	180.00	162,000	
64		Exterior bronze signage	2	LOC	20,000.00	40,000	
65		Mech enclosure 7' ht tall wester red cedar, support	266	SF	170.00	45,220	
66		Allow for miscellaneous façade modifications at new windows and wall infills, as needed	4,583	SF	20.00	91,660	allow for minimal cut and patch
67							
68							
69		**EXTERIOR ENCLOSURE**				**1,218,295**	**$146.61 / SF**
70							
71		**Roofing**					
72							
73		New zinc standing seam roofing over existing framing	6,394	SF	60.00	383,640	
74		New pvc roofing over new/existing framing	685	SF	28.00	19,180	
75		New automated skylight	123	SF	500.00	61,500	
76		New fixed skylight	50	SF	250.00	12,500	
77		Misc flashing and sheetmetal, copper	7,252	SF	10.00	72,520	
78		New copper gutters and downspouts	392	LF	75.00	29,400	
79							
80							
81		**ROOFING**				**578,740**	**$69.64 / SF**
82							
83		**Interior Construction**					
84							
85		Interior partitions					
86		New partitions	3,504	SF	32.00	112,128	
87		New furring walls	1,344	SF	18.00	24,192	
88		New furring walls at perimeter wall - remove and replace, protect existing to remain as needed	2,532	SF	10.00	25,320	allowance
89							
90		Interior glazing					
91		Frameless glass partitions	342	SF	150.00	51,300	
92		Frameless glass partitions, frosted	80	SF	165.00	13,200	
93		Frameless glass partitions, with custom graphic interlayer	170	SF	225.00	38,250	
94		Allow for misc glazing, clearstory etc	1	LS	10,000.00	10,000	
95							
96		Interior doors					
97		Frameless galss doors, single	4	EA	5,500.00	22,000	
98		Frameless galss doors, with custom graphic interlayer, single	1	EA	7,000.00	7,000	
99		Frameless galss doors, frosted, single	1	EA	6,000.00	6,000	
100		HM doors and frames, single	1	EA	4,000.00	4,000	
101		Wood doors and frames, single	8	EA	5,500.00	44,000	
102		Specialty hardware allowance	1	LS	8,500.00	8,500	
103							
104		Millwork					
105		Painted wood built-in shelving, 56" tall	60	LF	1,250.00	75,000	
106		Painted wood built-in shelving 42" tall	38	LF	1,000.00	38,000	
107		Solid birch countertop	12	LF	650.00	7,800	
108		Built-in upholstered seating with painted shelving below	37	LF	1,500.00	55,500	
109		Circulation desk with quartz countertop & painted wood lower cabs	20	LF	2,500.00	50,000	
110		Painted lower cabs with quartz countertop	23	LF	1,000.00	23,000	
111		1-1/2" solid maple wood surround	123	LF	175.00	21,525	
112		Vertical solid maple 1x2 wood slats at 1.5" oc with black acoustic fabric backer	32	LF	1,250.00	40,000	
113							
114		Specialties					
115		Code signage	8,310	SF	0.50	4,155	

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
116		Directional signage & graphics	8,310	SF	1.50	12,465	
117		Corner guards and bumpers	8,310	SF	0.75	6,233	
118		Single restroom accessories	4	EA	3,000.00	12,000	
119		Operable interior partitions					none
120							
121		Miscellaneous					
122		Misc metals	8,310	SF	3.50	29,085	
123		Rough blocking, backing	8,310	SF	1.50	12,465	
124		Miscellaneous rough and finish carpentry	8,310	SF	6.50	54,015	
125		Sealing and caulking	8,310	SF	2.50	20,775	
126		Interior development allowance	8,310	SF	10.00	83,100	
127							
128							
129		**INTERIOR CONSTRUCTION**				**911,008**	**$109.63 / SF**
130							
131		**Stairs**					
132							
133		Exit stairs, metal prefab, railings	1	FLT	45,000.00	45,000	
134							
135							
136		**STAIRS**				**45,000**	**$5.42 / SF**
137							
138		**Interior Finishes**					per schedule
139							
140		Floor finishes					
141		Xypex surface treatment to existing concrete slab	1,604	SF	5.00	8,020	
142		Wood floors, children's, including warmboard subfloor	528	SF	75.00	39,600	warmboard with hvac
143		Wood floors	713	SF	55.00	39,215	
144		Carpet tile	3,539	SF	10.00	35,390	
145		Plywood underlayer at carpet in childrens'	2,072	SF	10.00	20,720	
146		Tile	284	SF	50.00	14,200	
147		Polish existing concrete slab	224	SF	10.00	2,240	
148		None	527	SF			
149							
150		Bases					
151		Rubber	288	LF	5.00	1,440	
152		1x4 solid redwood base	483	LF	25.00	12,075	
153		Tile	136	LF	50.00	6,800	
154							
155		Wall finishes					
156		Paint, level 3	1,340	SF	2.50	3,350	
157		Paint, level 4	1,314	SF	5.50	7,227	
158		Paint, level 5	2,138	SF	7.00	14,966	
159		Tile	1,200	SF	50.00	60,000	
160		Xypex surface treatment to existing concrete walls	2,260	SF	5.00	11,300	
161							
162		Ceiling finishes					
163		Painted gypsum board, level 4	284	SF	30.00	8,520	
164		Painted gypsum board, level 5	139	SF	35.00	4,865	
165		Exposed ceiling, paint	432	SF	3.50	1,512	
166		ACT, 2x4	1,185	SF	25.00	29,625	
167		1x2 solid maple acoustic wood slats at 1.5"	3,657	SF	100.00	365,700	
168		Xypex surface treatment, basement	1,604	SF	5.00	8,020	
169							
170		Miscellaneous					
171		Allowance for enhanced finishes, soffits and bulkheads	8,310	SF	5.00	41,550	
172		Additional wood trims, banding etc	8,310	SF	8.50	70,635	
173							
174							
175		**INTERIOR FINISHES**				**806,970**	**$97.11 / SF**
176							
177		**Conveying**					none

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
178							
179							
180		**CONVEYING**					
181							
182		**Plumbing**					
183							
184		Trade demolition					
185		Safe-off and demo plumbing fixture	17	EA	550.00	9,350	
186		Demo existing sump pump, infill slab depression	1	EA	5,000.00	5,000	
187		Misc. plumbing demo	8,310	SF	2.00	16,620	
188							
189		Plumbing fixtures					
190		Water closet	4	EA	3,300.00	13,200	
191		Lavatory	4	EA	2,875.00	11,500	
192		Drinking fountain	2	EA	6,500.00	13,000	
193		Breakroom sink	1	EA	3,000.00	3,000	
194		Mop sink (allow)	1	EA	4,000.00	4,000	
195							
196		Sanitary waste, vent and service pipework					
197		Rough-in and final connect sanitary waste, vent and service pipe, fittings, supports, valves, specialties and insulation	12	EA	4,500.00	54,000	
198		3" floor drain	10	EA	2,875.00	28,750	
199		Condensate drainage serving FCU's	4	EA	1,650.00	6,600	
200		Condensate drainage serving split AC units	2	EA	1,650.00	3,300	
201		Connect to existing domestic water, 2"	1	EA	1,005.00	1,005	
202		Connect to existing sanitary 4"	1	EA	1,310.00	1,310	
203		Video scope sewer line	1	EA	3,000.00	3,000	
204							
205		Plumbing equipment					
206		2" water meter (by water district)	1	EA	820.00	820	Install/connect only
207		Expansion tank, 20 gallon	1	EA	850.00	850	
208		HW recirc pump, 1/2 hp, incl. aquastat and timer	1	EA	2,000.00	2,000	
209		Heat pump water heater, (2) 4.5kW CO2 heat pumps, (2) 100 gallon storage		NA			See HVAC
210		Domestic water storage tank, 100 Gallon, insulated	1	EA	4,500.00	4,500	
211		Sump basin, 3' dia x 12' deep	1	EA	9,396.40	9,396	
212		Sump pump, duplex, 2.5hp each	1	EA	8,500.00	8,500	
213		Sump pump control panel	1	EA	3,000.00	3,000	
214							
215		Roof drainage		NA			No work anticipated
216							
217		Natural gas		NA			No work anticipated
218							
219		Misc. plumbing requirements					
220		Site supervision, documentation, detailing, coordination, testing, startup, chlorination, seismic bracing, firestop, GC's and GR's	1	LS	20,270.14	20,270	
221		LEED premium	8,310	SF	1.00	8,310	
222							
223		**PLUMBING**				**231,282**	**$27.83 / SF**
224							
225		**HVAC**					
226							
227		Trade demo					
228		Demo mechanical unit	2	EA	1,500.00	3,000	
229		Misc. HVAC demo	8,310	SF	3.00	24,930	
230		Safe-off, demo and remove boiler, furnace and AHU from basement	1	LS	7,560.00	7,560	
231							
232		HVAC equipment					
233		HP-1, -2, single zone, VRF, 4 ton	2	EA	12,000.00	24,000	
234		HP-3, -4 CO2 type	2	EA	7,595.00	15,190	
235		HD-1, relief hood, WRH 2x2x2	1	EA	2,500.00	2,500	

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
236		IT cooling, split AC units, 1.5 ton	2	EA	5,500.00	11,000	
237		EF-1 thru -5, panasonic FV-30VQ3	5	EA	875.00	4,375	
238		EF-6, range hood exhaust	1	EA	1,100.00	1,100	
239		FCU-1,-2, 4 ton	2	EA	8,800.00	17,600	
240		FCU-3, -4, 2 ton	2	EA	4,400.00	8,800	
241		Mixing boxes	2	EA	2,299.00	4,598	
242		Radiant pump, 2hp	1	EA	3,250.00	3,250	
243							
244		Piping distribution, refrigerant pipework	900	LF	55.00	49,500	
245							
246		Radiant pex tubing and manifolds	2,400	SF	25.00	60,000	
247							
248		Air distribution	8,310	SF	11.20	93,072	
249							
250		Diffusers, registers, grilles and OA louvers	8,310	SF	5.00	41,550	
251							
252		Temperature controls					
253		Provide BMS serving new HVAC and plumbing equipment	8,310	SF	5.00	41,550	
254		Window actuator	1	LS	3,000.00	3,000	
255		Automated skylight	1	LS	5,000.00	5,000	
256		Weather Station	1	LS	2,500.00	2,500	
257							
258		Testing and balancing	60	HRS	185.00	11,100	
259							
260		Misc. HVAC requirements					
261		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	66,645.65	66,646	
262		LEED premium	8,310	SF	2.50	20,775	
263							
264		**HVAC**				**522,596**	**$62.89 / SF**
265							
266		**Fire Protection**					
267							
268		Misc. rework and reconfiguration of existing fire sprinkler system to accommodate new layout	8,310	SF	5.00	41,550	
269							
270		**FIRE PROTECTION**				**41,550**	**$5.00 / SF**
271							
272		**Electrical**					
273							
274		Trade demolition					
275		Safe-off, disconnect and remove existing panels, raceways and cabling	8,310	SF	4.00	33,240	
276		Safe off and remove transformer	1	EA	3,000.00	3,000	
277		Safe off and remove electrical equipment	3	EA	2,000.00	6,000	
278							
279		Power distribution					
280		PG&E pad mounted transformer, by PG&E, include primary and secondary feeders and terminations		NA			By PG&E
281		Primary and secondary raceways	1	LS	82,500.00	82,500	
282		Concrete pad serving TX	1	LS	10,000.00	10,000	
283		Main service panel, 600A, 208/120V, 3P, 4W	1	EA	28,800.00	28,800	
284		Elevator feeder, 150A	1	EA	15,625.00	15,625	
285		PV interconnection breaker, 80A	1	EA	2,200.00	2,200	
286		Distribution panel, 225A, 120/208V, 42 circuit	1	EA	10,125.00	10,125	
287		Generator connection, 90A, 1P	1	EA	3,300.00	3,300	
288		Distribution panel, 60A, 120/208V, 42 circuit, server room, shunt trip	1	EA	3,300.00	3,300	
289		Distribution panel, 100A, 120/208V, 42 circuit, HVAC and DHW equip	2	EA	4,500.00	9,000	
290		Misc. feeders, conduit and cabling	8,310	SF	5.00	41,550	
291							
292		Machine and equipment power					
293		HP-1, -2, power connection	2	EA	3,500.00	7,000	

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
294		HP-3, power connection	1	EA	3,500.00	3,500	
295		Split AC power connections	2	EA	2,875.00	5,750	
296		Exhaust fan power connections	4	EA	950.00	3,800	
297		FCU power connections	4	EA	1,225.00	4,900	
298		DHW recirc pump	1	EA	1,200.00	1,200	
299		Roller shade power connection	5	EA	775.00	3,875	
300		Radiant pump power connection	1	EA	2,000.00	2,000	
301							
302		Convenience power					
303		Duplex receptacles, conduit and wiring, terminations	8,310	SF	8.00	66,480	
304		Floor boxes	11	EA	485.00	5,335	
305							
306		Lighting and controls					
307		32" dia. decorative pendant, David Trubridge FLO-1000	8	EA	2,332.00	18,656	
308		40" dia. decorative pendant, David Trubridge FLO-1000	7	EA	2,710.00	18,970	
309		Recessed can light, LED	34	EA	585.00	19,890	
310		Surface light, 18-3/4" dia., ramos&bassols, vibia duo-4870	4	EA	6,752.80	27,011	
311		Surface light, 31" dia., ramos&bassols, vibia duo·4872	3	EA	10,015.84	30,048	
312		Recessed can light, LED, outdoor	16	EA	885.00	14,160	
313		Misc. lighting, lighting controls, conduit and wiring	8,310	SF	30.00	249,300	
314							
315		Telecom and security					
316		Misc. tele data outlets, WAP outlets, raceways and structured cabling	8,310	SF	9.00	74,790	
317		Data in floor boxes	11	EA	485.00	5,335	
318		Data drops, 8 total serving WAP's	8	EA	525.00	4,200	
319		Security allowance	8,310	SF	3.00	24,930	
320							
321		Fire alarm					
322		Misc. rework/reconfiguration of existing FA system	8,310	SF	3.00	24,930	
323							
324		Photovoltaics					
325		PV array, wiring, raceways, inverter, and panel supports, 69kw	69	KW			see alternates
326							
327		Misc. electrical requirements					
328		Site supervision, documentation, detailing, coordination, testing, startup, seismic bracing, firestop, GC's and GR's	1	LS	72,995.97	72,996	
329		LEED premium	8,310	SF	2.50	20,775	
330							
331		**ELECTRICAL**				**958,471**	**$115.34 / SF**
332							
333		**Equipment**					
334							
335		42" tall cantilever metal with painted wood end panels, canopies, stacks	91	LF	1,750.00	159,250	
336							
337		Projection screen, allow	1	EA	7,500.00	7,500	
338		Automated material handling system, AMHS					excluded
339		Book theft detection					excluded
340		Book drops					excluded
341							
342							
343		**EQUIPMENT**				**166,750**	**$20.07 / SF**
344							
345		**Furnishings**					
346							
347		Window blinds at new glazing	1,142	SF	28.00	31,976	
348		Blinds to interior glazing	592	SF	22.00	13,024	

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REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
349							
350							
351		**FURNISHINGS**				**45,000**	**$5.42 / SF**
352							
353		**Special Construction**					
354							
355							
356		**SPECIAL CONSTRUCTION**					
357							
358		**Selective Building Demolition**					
359							
360		Building demolition					
361		Demo roof to substructure	1,734	SF	15.00	26,010	
362		Demo roof shingles	6,178	SF	5.00	30,890	
363		Demo partitions, interior glazing	832	LF	30.00	24,960	
364		Demo casework, shelving, millwork etc	506	LF	25.00	12,650	
365		Demo doors, per leaf	41	EA	250.00	10,250	
366		Demo stairs, interior	1	EA	8,500.00	8,500	
367		Demo restroom fixtures, finishes, accessories	390	SF	30.00	11,700	
368		Demo interior ramps	60	SF	50.00	3,000	
369		Demo sump pit, infill pit	1	EA	3,500.00	3,500	
370		Demo exterior windows	150	LF	50.00	7,500	
371		Demo stacks	100	LF	35.00	3,500	
372		Demo exterior walls	111	LF	50.00	5,550	
373		Infill floor at shaft	124	SF			See Superstructure
374		Infill basement	850	SF			See Superstructure
375		Demo all interior finishes, remove paint, fixtures etc	8,050	SF	12.00	96,600	
376		Miscellaneous demolition allowance	8,050	SF	8.00	64,400	
377		Structural demolition allowance	8,050	SF	12.00	96,600	
378		MEP demolition allowance	1	LS	15,000.00	15,000	premium at basement equipment demo
379							
380		Hazardoud materials abatement					excluded
381							
382							
383		**SELECTIVE BUILDING DEMOLITION**				**420,610**	**$50.61 / SF**
384							
385		**Site Preparation**					
386							
387		Demo tree	17	EA	1,000.00	17,000	
388		Demo planting area	2,383	SF	5.00	11,915	
389		Demo planters	26	LF	30.00	780	
390		Demo site walls	25	LF	35.00	875	
391		Demo driveway, parking incl striping	10,005	SF	5.00	50,025	
392		Demo sidewalk	1,042	SF	5.00	5,210	
393		Demo pavers	657	SF	5.00	3,285	
394		Demo ramp, landings and handrails	178	SF	25.00	4,450	
395		Demo curbs	665	LF	20.00	13,300	
396		Demo fence	211	LF	15.00	3,165	
397		Demo stairs	3	EA	2,500.00	7,500	
398		Demo bollards	2	EA	550.00	1,100	
399		Allowance for misc site clear and grub, protect existing to remain	16,140	SF	2.00	32,280	
400							
401		Allowance for erosion control, misc grading	16,140	SF	2.00	32,280	
402							
403							
404		**SITE PREPARATION**				**183,165**	**$22.04 / SF**
405							
406		**Site Improvements**					
407							
408		Paving					
409		New sidewalk	235	SF	30.00	7,050	
410		Stone pavers	4,006	SF	80.00	320,480	

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411		New asphalt surface lot	4,772	SF	10.00	47,720	
412		Allow for curbs	410	LF	55.00	22,550	
413							
414		Site improvements & landscaping					
415		New stone stairs	103	SF	295.00	30,385	
416		New stone ramp & landing	513	SF	295.00	151,335	
417		Ramp and stair railings, custom bronze	109	LF	850.00	92,650	
418		Planting areas	4,729	SF	20.00	94,580	
419		Planting at concrete planters	353	SF	85.00	30,005	soil, planting allowance
420		Concrete planter walls, 78", board form finish	121	LF	715.00	86,515	
421		Planting at corten steel planters	135	SF	68.00	9,180	soil, planting allowance
422		Corten steel planter walls, 32"	65	LF	135.00	8,775	
423		Concrete site wall with board form finish	103	LF	380.00	39,140	
424		New trees	18	EA	1,800.00	32,400	
425		New specimen tree, 72" box	2	EA	3,500.00	7,000	
426		Existing trees to remain, protect	7	EA	350.00	2,450	
427		Site boulders	29	EA	800.00	23,200	
428		Redwood log, sanded smooth	1	EA	800.00	800	
429		Built-in bench, with western red cedar boards	38	LF	950.00	36,100	
430		7' tall fence, western red cedar north	1,302	SF	70.00	91,140	
431		32.5" soil infill	2,870	SF	25.00	71,750	
432		Retaining wall at soil infill soil perimeter	314	LF	380.00	119,320	
433		Irrigation	5,217	SF	7.00	36,519	
434		Irrigation at new trees	20	EA	400.00	8,000	
435							
436		Miscelleneous sitework allowance	16,140	SF	8.00	129,120	
437							
438							
439		**SITE IMPROVEMENTS**				**1,498,164**	**$180.28 / SF**
440							
441		**Site Mechanical Utilities**					
442							
443		Connect to existing utilities within 5' of buiding	1	LS	15,000.00	15,000	
444							
445		Site drainage improvements allowance	1	LS	25,000.00	25,000	
446							
447		Scope existing sewer lateral to determine viablility of reuse	1	LS	2,650.00	2,650	
448		Replace sewer later to POC in street	75	LF	175.00	13,125	
449		Sawcut/patch roadway	150	SF	65.00	9,750	
450		Trench plating, traffic control	1	LS	5,000.00	5,000	
451		Connect to existing	1	LS	4,000.00	4,000	
446							
453		**SITE MECHANICAL UTILITIES**				**74,525**	**$8.97 / SF**
454							
455		**Site Electrical Utilities**					
456							
457		Site power distribution allowance	1	LS	15,000.00	15,000	
458							
459		Site lighting improvements allowance	1	LS	25,000.00	25,000	
460							
461		**SITE ELECTRICAL UTILITIES**				**40,000**	**$4.81 / SF**
462							
463		**Other Site Construction**					
464							
465							
466		**OTHER SITE CONSTRUCTION**					

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ALTERNATES DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
1							
2		HARRISON MEMORIAL ALTERNATE #1 - GLASS ELEVATOR					
3							
4		Deduct					
5		Elevator steel	-1	LS	35,000.00	-35,000	
6		Passenger elevator	-1	EA	300,000.00	-300,000	
7		Bronze panel cladding on shaft base	-1,080	SF	145.00	-156,600	
8							
9		Add					
10		Elevator steel, custom AESS	1	LS	75,000.00	75,000	
11		Passenger elevator, custom glass cab with custom decorative wrought iron interior	1	EA	825,000.00	825,000	
12		Custom fire rated glass elevator shaft	1,080	SF	450.00	486,000	
13		Decorative custom wrought iron @ exterior of elevator hoist way	1,080	SF	250.00	270,000	
14							
15		Subtotal				1,164,400	
16							
17		Markups	72.6%			845,870	
18							
19							
20		**HARRISON MEMORIAL ALTERNATE #1 - GLASS ELEVATOR**				**2,010,270**	
21							
22		HARRISON MEMORIAL ALTERNATE #2 VENETIAN PLASTER					
23							
24		Deduct					
25		Wall finish					
26		Venetian plaster	-5,570	SF	7.00	-38,990	
27		Ceiling finishes					
28		Venetian plaster	-290	SF	30.00	-8,700	
29							
30		Add					
31		Wall finish					
32		Venetian plaster	5,570	SF	55.00	306,350	
33		Ceiling finishes					
34		Venetian plaster	290	SF	55.00	15,950	
35							
36							
37		Subtotal				274,610	
38							
39		Markups	72.6%			199,488	
40							
41							
42		**HARRISON MEMORIAL ALTERNATE #2 VENETIAN PLASTER**				**474,098**	
43							
44		HARRISON MEMORIAL ALTERNATE #3 PV					
45							
46		Add					
47		PV array, wiring, raceways, inverter, and panel supports, 22kw	22	KW	5,500.00	121,000	
48							
49							
50		Subtotal				121,000	
51							
52		Markups	72.6%			87,900	
53							
54							
55		**HARRISON MEMORIAL ALTERNATE #3 PV**				**208,900**	
56							
57		PARK BRANCH ALTERNATE #4 PV					
58							
59		Add					
60		PV array, wiring, raceways, inverter, and panel supports, 69kw	69	KW	5,500.00	379,500	
61							

CARMEL LIBRARIES
Harrison Memorial Library & Park Branch Library
Carmel, California

Conceptual Cost Plan
July 10, 2023

ALTERNATES DETAIL

REF	MF	DESCRIPTION	QUANTITY	UoM	UNIT RATE	TOTAL	COMMENTS
62							
63		Subtotal				379,500	
64							
65		Markups	72.6%			275,685	
66							
67							
68		**PARK BRANCH ALTERNATE #4 PV**				**655,185**	

Attachment 11

COST ESTIMATE DRAWINGS V.

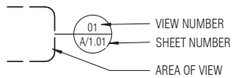
Attachment 11



Attachment 11

SYMBOLS

CALLOUT



WORK POINT (PLAN)



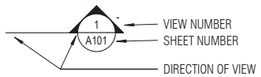
DETAIL SECTION



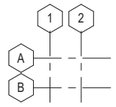
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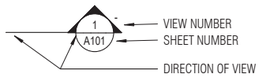
WALL SECTION



GRID LINES



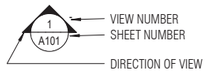
BUILDING SECTION



EQUIPMENT MARK



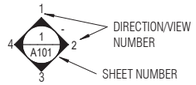
EXTERIOR ELEVATION



KEY NOTE MARK



INTERIOR ELEVATION

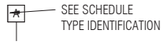


ROOM IDENTIFICATION



PROPERTY LINE

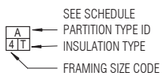
WALL TYPE (EXTERIOR)



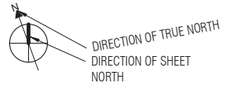
REVISION MARK



PARTITION TYPE



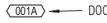
NORTH ARROW



GENERIC TAG



DOOR MARK



WINDOW MARK



GENERAL NOTES

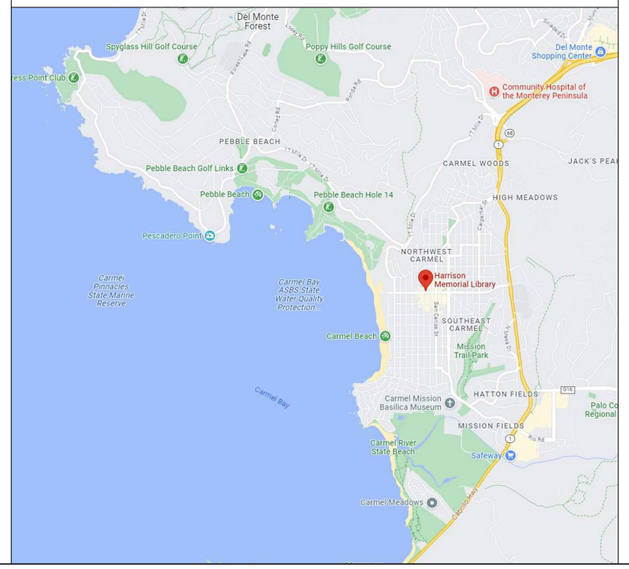
1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
2. ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
3. INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
4. CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPENCIES WHICH MAY BE FOUND PRIOR TO THE START OF WORK.
5. CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE w/ THE (E) BLDG CONDITIONS. ANY VARIATIONS AND DISCREPENCIES THAT ARISE IN THIS REVIEW ARE TO BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO VISIT AND INSPECT THE SITE PRIOR TO CONSTRUCTION OR ORDERING ANY MATERIALS.
7. ALL DETAILS, SCHEDULES, ADDENDA AND SPECIFICATIONS BOUND SEPARATELY ARE A PART OF THE CONTRACT DOCUMENTS.
8. ITEMS MARKED "NIC" ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR'S COORDINATION IS REQUIRED OR FOR CLARIFICATION OF PROJECT LIMITS.
9. DIMENSIONS:
   A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
   B. ALL DIMENSIONS ARE TO THE ROUGH OPENING, UON.
   C. ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD, UON.
   D. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING, UON.
   E. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO PROCEEDING WITH CONSTRUCTION.
   F. COORDINATE WITH EQUIPMENT CONTRACTORS FOR ROUGH-IN DIMENSIONS AND TEMPLATES.
   G. ALL DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE STRICTLY MAINTAINED. "CLEAR" MEANS DIMENSION FROM FACE OF FINISH TO FACE OF FINISH OR OBJECT.
   H. ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
10. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UON.
11. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
12. ALL WORK IS UNDERSTOOD TO BE (N) UNLESS NOTED AS (E).
13. THE CONTRACTOR SHALL MEET w/ THE ARCHITECT PRIOR TO THE START OF DEMOLITION TO NOTE WHAT ITEMS, IF ANY, ARE TO BE SALVAGED OR REUSED.
14. THE DRAWINGS INDICATE THE GENERAL EXTENT OF (N) CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMO AND (N) WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE W/ THE INTENTIONS OF THE CONTRACT DOCUMENTS, IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE CONTRACT DOCUMENTS.
15. (E) BUILDING DOCUMENTATION IS BASED ON "AS-BUILT" DRAWINGS AND OBSERVATIONAL SITE INVESTIGATIONS. ACTUAL BUILT CONDITIONS MAY VARY. CONTRACTOR IS TO USE CAUTION IN DEMOLITION, AND IS TO NOTIFY ARCHITECT IMMEDIATELY IF ANY VARIATIONS OR DISCREPENCIES ARE UNCOVERED.
16. PROTECT ALL (E) BUILDING AND SITE CONDITIONS TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PAVING, AND LANDSCAPING.

DESIGN-BUILD DEFERRED SUBMITTALS

THE DESIGN INTENT AND PERFORMANCE CRITERIA FOR THE FOLLOWING ITEMS IS SHOWN AND NOTED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DESIGN DOCUMENTATION, IF REQUIRED, FOR CITY APPROVAL PRIOR TO CONSTRUCTION. BIDS SHALL INCLUDE REQUIRED DESIGN, DOCUMENTATION AND INSTALLATION OF A COMPLETE OPERATING SYSTEM THAT SATISFIES THE SPECIFIED PERFORMANCE CRITERIA AND MEETS ALL APPLICABLE CODES.

1. FIRE ALARM SYSTEM
2. ALUMINUM STOREFRONT SYSTEMS

VICINITY MAP



PROJECT DESCRIPTION

- PARTIAL DEMOLITION AND RENOVATION OF EXISTING LIBRARY
- NO CHANGE IN USE

PROJECT DATA

BUILDING & PLANNING CODE DATA

- PLANNING CODE EDITION: 2021 SANTA CRUZ MUNICIPAL CODE
- BUILDING CODE EDITION: 2021 CALIFORNIA BUILDING CODE
  2021 CALIFORNIA MECHANICAL CODE
  2021 CALIFORNIA ELECTRICAL CODE
  2021 CALIFORNIA PLUMBING CODE

- OCCUPANCY CLASS: A3
- BUILDING TYPE: TYPE III-B
- SQUARE FOOTAGE: 7,466 SF
- NUMBER STORIES: 3 + MEZZANINE
- FULLY SPRINKLERED
- FULL FIRE ALARM SYSTEM

ALTERNATES

ALTERNATE #1 - GLASS ELEVATOR
ALTERNATE #2 VENETIAN PLASTER
ALTERNATE #3 PHOTOVOLTAIC
PHASED CONSTRUCTION (SEE COST ESTIMATE)

CONTACT INFORMATION

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831-624-1366

ARCHITECT:
JAYSON ARCHITECTURE

CONTACT:
ABRAHAM JAYSON

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San Francsico, CA 94110

abe@jaysonarch.com
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STRUCTURAL ENGINEER:
BASE DESIGN

CONTACT:
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MECHANICAL ENGINEER:
ALTER CONSULTING ENGINEERS

CONTACT:
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ELECTRICAL ENGINEER:
RIJA

CONTACT:
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SHEET INDEX

INDEX - GENERAL

G0.00	COVER SHEET
G0.01	SHEET INDEX & GENERAL NOTES

INDEX - ARCHITECTURAL

A1.10	DEMO SITE PLAN
A1.20	DEMO FLOOR PLAN - BASEMENT
A1.21	DEMO FLOOR PLAN - MAIN FLOOR
A1.22	DEMO FLOOR PLAN - MEZZANINE
A2.10	SITE PLAN
A2.20	FLOOR PLAN - BASEMENT
A2.21	FLOOR PLAN - MAIN FLOOR
A2.22	FLOOR PLAN - MEZZANINE
A2.31	REFLECTED CEILING PLAN - BASEMENT
A2.32	REFLECTED CEILING PLAN - MAIN FLOOR
A2.33	REFLECTED CEILING PLAN - MEZZANINE
A9.30	ROOM FINISH SCHEDULE

INDEX - STRUCTURAL

*SEE STRUCTURAL NARRATIVE

INDEX - MECHANICAL

*SEE MECHANICAL NARRATIVE

INDEX - PLUMBING

*SEE PLUMBING NARRATIVE

INDEX - ELECTRICAL

*SEE ELECTRICAL NARRATIVE

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OWNER

CITY OF CARMEL-BY-THE-SEA

PROJECT

CARMEL PUBLIC LIBRARY HARRISON MEMORIAL LIBRARY

OCEAN & LINCOLN AVENUE
CARMEL-BY-THE-SEA, CA 93923

DRAFT! NOT FOR CONSTRUCTION

MASTER PLAN

SHEET TITLE
SHEET INDEX & GENERAL NOTES

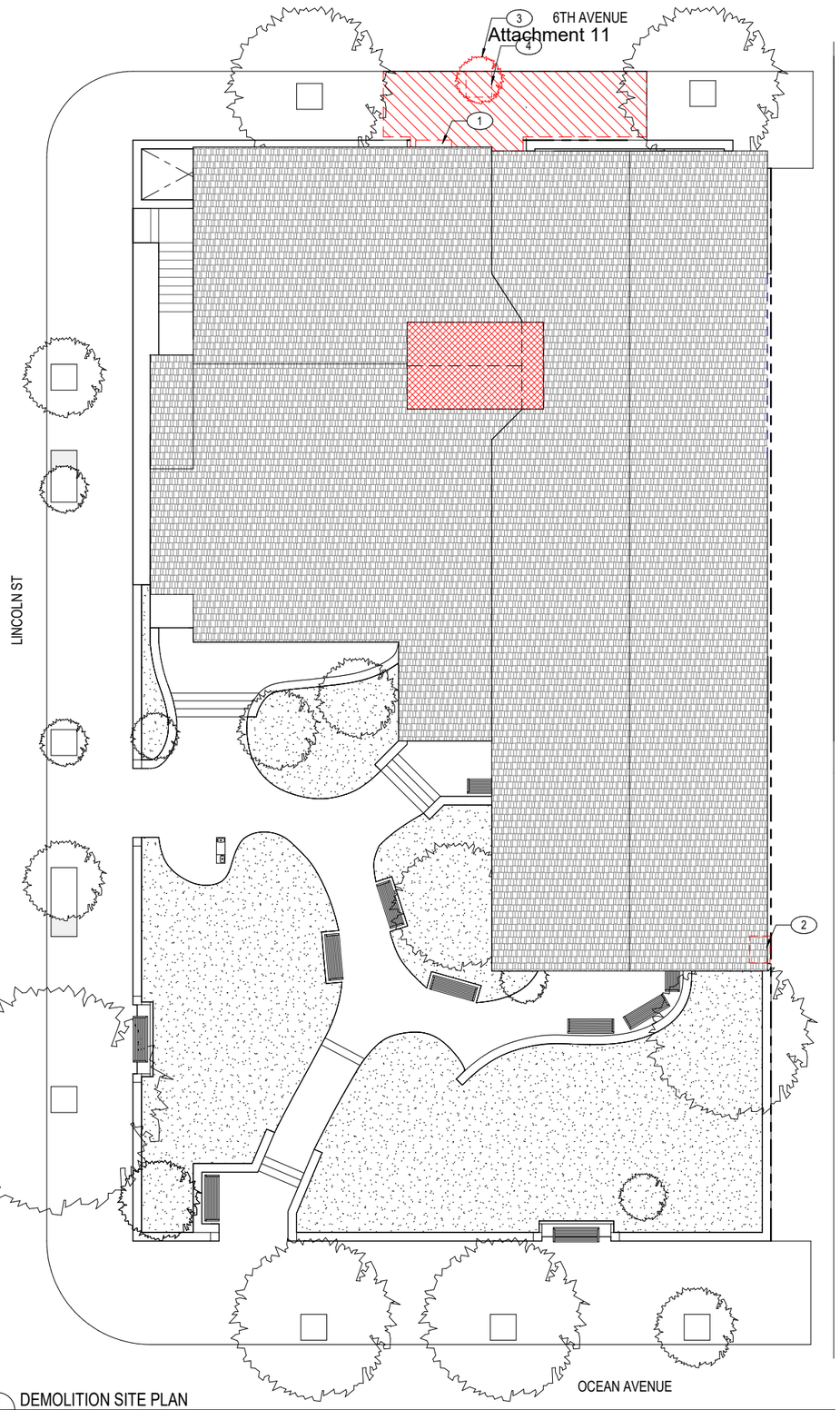
REVISIONS

NO.	DATE	DESCRIPTION

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SCALE	12" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
G0.01

8/22/2023 9:42:03 AM



1 DEMOLITION SITE PLAN
A1.10 1/8" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES

1. DEMO ALL (E) SITE LIGHTING, SEE ELECTRICAL NARRATIVE FOR SITE DEMO INFORMATION AND ADDITIONAL SITE IMPROVEMENTS
2. SEE MECHANICAL NARRATIVE FOR SITE DEMO INFORMATION
3. SEE STRUCTURAL NARRATIVE FOR SITE DEMO INFORMATION

KEY NOTES

1. DEMO (E) WALL
2. DEMO (E) MECHANICAL UNITS, SEE MECHANICAL NARRATIVE
3. DEMO (E) TREE
4. DEMO (E) PLANTING AREA

LEGEND

- (E) WALL TO BE DEMOLISHED
- DEMO (E) ROOF STRUCTURE
- DEMO (E) CONC PAVEMENT
- (E) PLANTING AREA TO REMAIN
- PROPERTY LINE

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MASTER PLAN

SHEET TITLE
DEMO SITE PLAN

REVISIONS

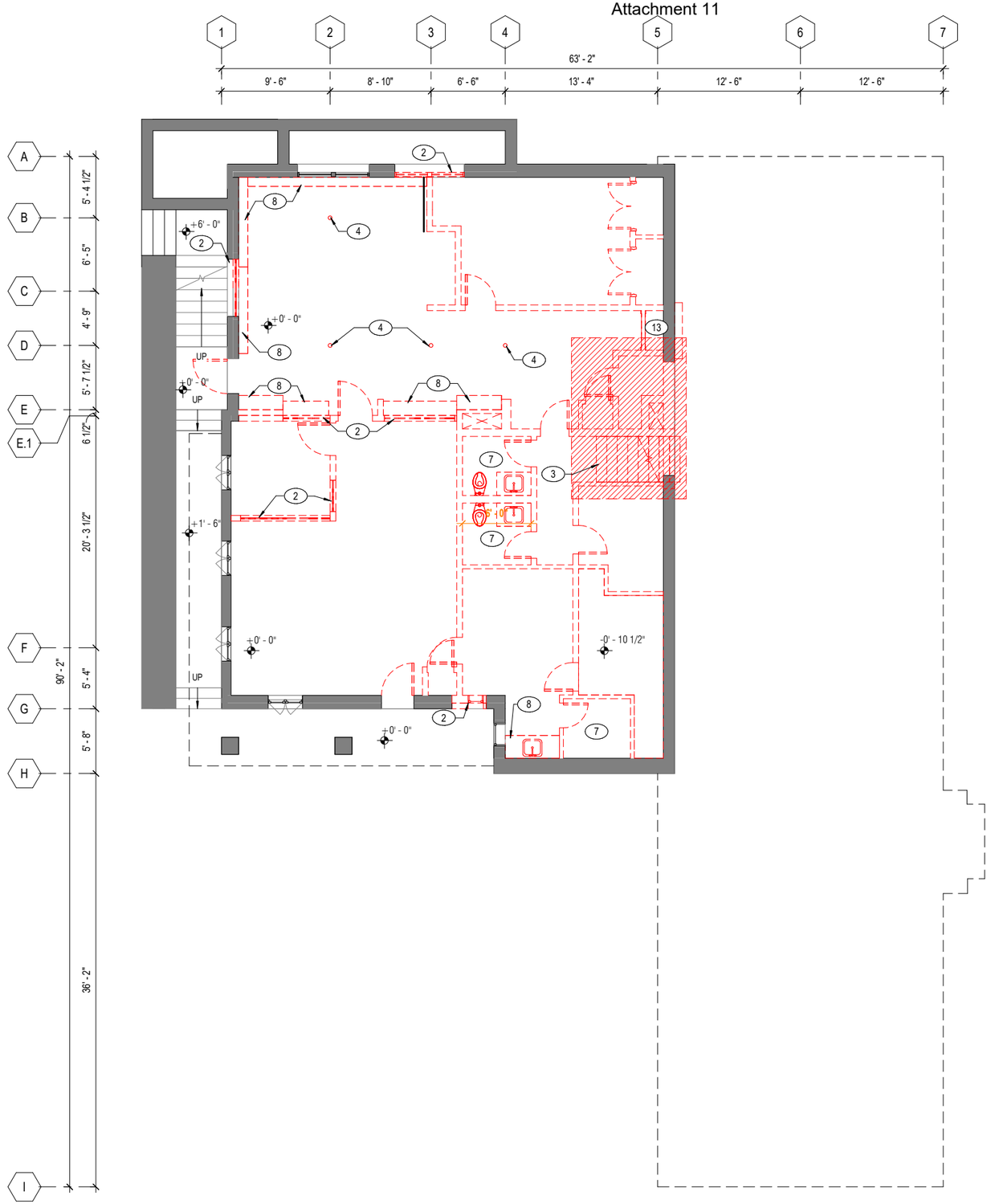
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JOB NO.	2023-01

SHEET NUMBER
A1.10

8/21/2023 5:26:06 PM

Attachment 11



1 A1.20 DEMOLITION PLAN - BASEMENT LEVEL
3/16" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL FINISHES
6. DEMO ALL (E) INTERIOR WALL PARTITIONS
7. DEMO ALL (E) FLOOR FINISHES
8. DEMO ALL (E) CASEWORK
9. DEMO ALL (E) INTERIOR DOORS
10. DEMO (E) FLOOR FINISHES
11. REMOVE ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
12. REMOVE PAINT ON ALL (E) EXPOSED CEILINGS & BEAMS

KEY NOTES

1. DEMO (E) WALL
2. DEMO (E) WINDOW
3. DEMO (E) STAIR, HANDRAILS, LANDINGS
4. DEMO (E) COLUMN
5. DEMO (E) MEZZANINE FLOOR & SLAB EDGE
6. DEMO (E) GLASS PARTITION & DOORS
7. DEMO (E) RESTROOM FIXTURES, FINISHES & ACCESSORIES
8. DEMO (E) CASEWORK
9. DEMO (E) STACKS
10. DEMO (E) METAL GUARDRAIL
11. DEMO (E) FIREPLACE MANTLE BASE
12. DEMO (E) FLOOR FOR (N) RAISED LOBBY FLOOR
13. DEMO (E) DUMBWAITER, SHAFT & EQUIPMENT
14. DEMO (E) ARCHWAY ABOVE

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- DEMO (E) FLOOR FOR (N) ELEVATOR & DEMO (E) LOBBY FLOOR, SEE STRUCTURAL NARRATIVE

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OWNER

CITY OF CARMEL-BY-THE-SEA

PROJECT

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HARRISON MEMORIAL LIBRARY

OCEAN & LINCOLN AVENUE
CARMEL-BY-THE-SEA, CA 93923

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MASTER PLAN

SHEET TITLE
DEMO FLOOR PLAN - BASEMENT

REVISIONS

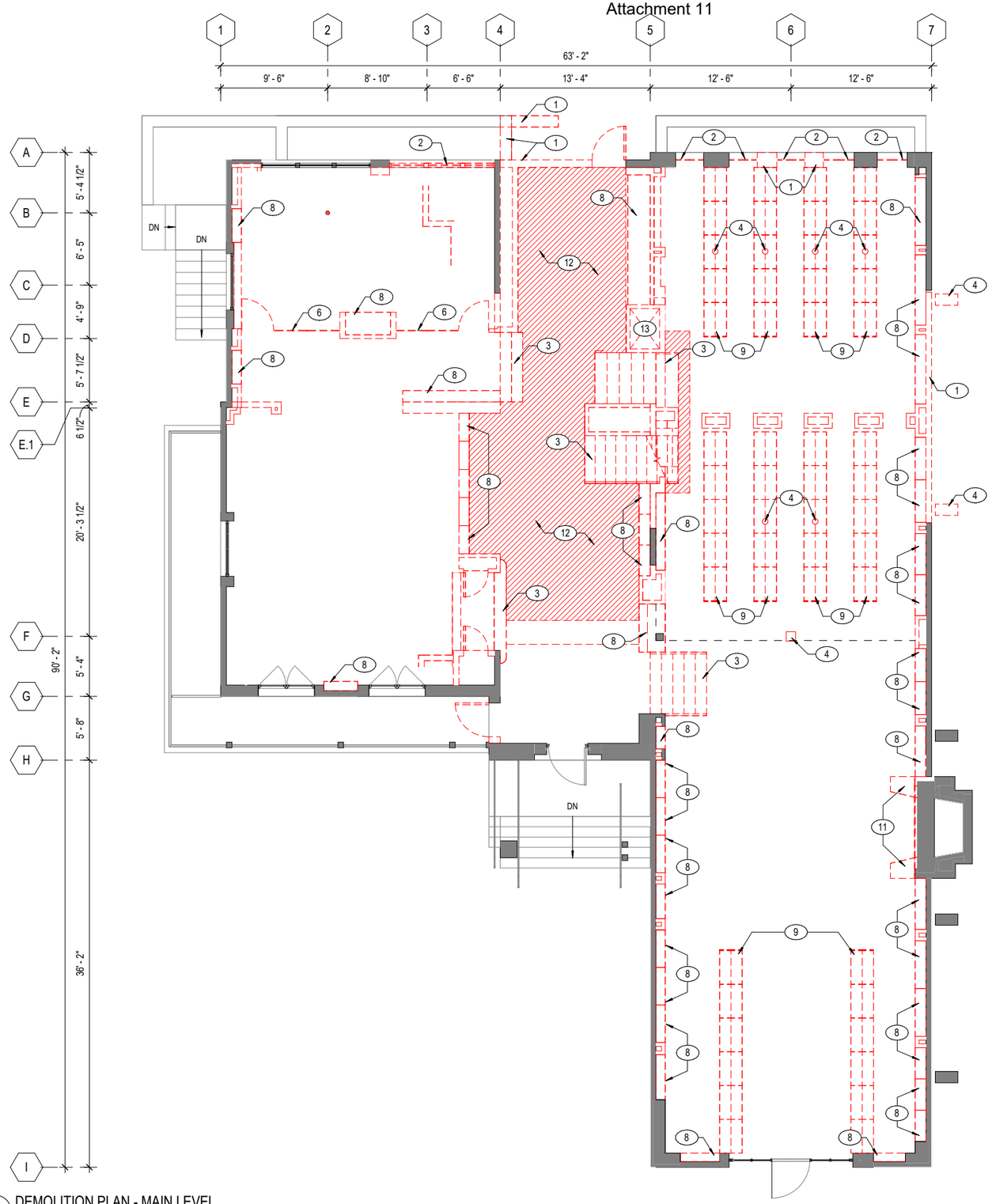
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DATE	08/25/2023
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JOB NO.	2023-01

SHEET NUMBER
A1.20

8/21/2023 5:30:56 PM

Attachment 11



1 A1.21 DEMOLITION PLAN - MAIN LEVEL
3/16" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL FINISHES
6. DEMO ALL (E) INTERIOR WALL PARTITIONS
7. DEMO ALL (E) FLOOR FINISHES
8. DEMO ALL (E) CASEWORK
9. DEMO ALL (E) INTERIOR DOORS
10. DEMO (E) FLOOR FINISHES
11. REMOVE ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
12. REMOVE PAINT ON ALL (E) EXPOSED CEILINGS & BEAMS

KEY NOTES

1. DEMO (E) WALL
2. DEMO (E) WINDOW
3. DEMO (E) STAIR, HANDRAILS, LANDINGS
4. DEMO (E) COLUMN
5. DEMO (E) MEZZANINE FLOOR & SLAB EDGE
6. DEMO (E) GLASS PARTITION & DOORS
7. DEMO (E) RESTROOM FIXTURES, FINISHES & ACCESSORIES
8. DEMO (E) CASEWORK
9. DEMO (E) STACKS
10. DEMO (E) METAL GUARDRAIL
11. DEMO (E) FIREPLACE MANTLE BASE
12. DEMO (E) FLOOR FOR (N) RAISED LOBBY FLOOR
13. DEMO (E) DUMBWAITER, SHAFT & EQUIPMENT
14. DEMO (E) ARCHWAY ABOVE

LEGEND

(E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

DEMO (E) FLOOR FOR (N) ELEVATOR & DEMO (E) LOBBY FLOOR, SEE STRUCTURAL NARRATIVE

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OWNER

CITY OF CARMEL-BY-THE-SEA

PROJECT

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HARRISON MEMORIAL LIBRARY

OCEAN & LINCOLN AVENUE
CARMEL-BY-THE-SEA, CA 93923

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MASTER PLAN

SHEET TITLE
DEMO FLOOR PLAN - MAIN FLOOR

REVISIONS

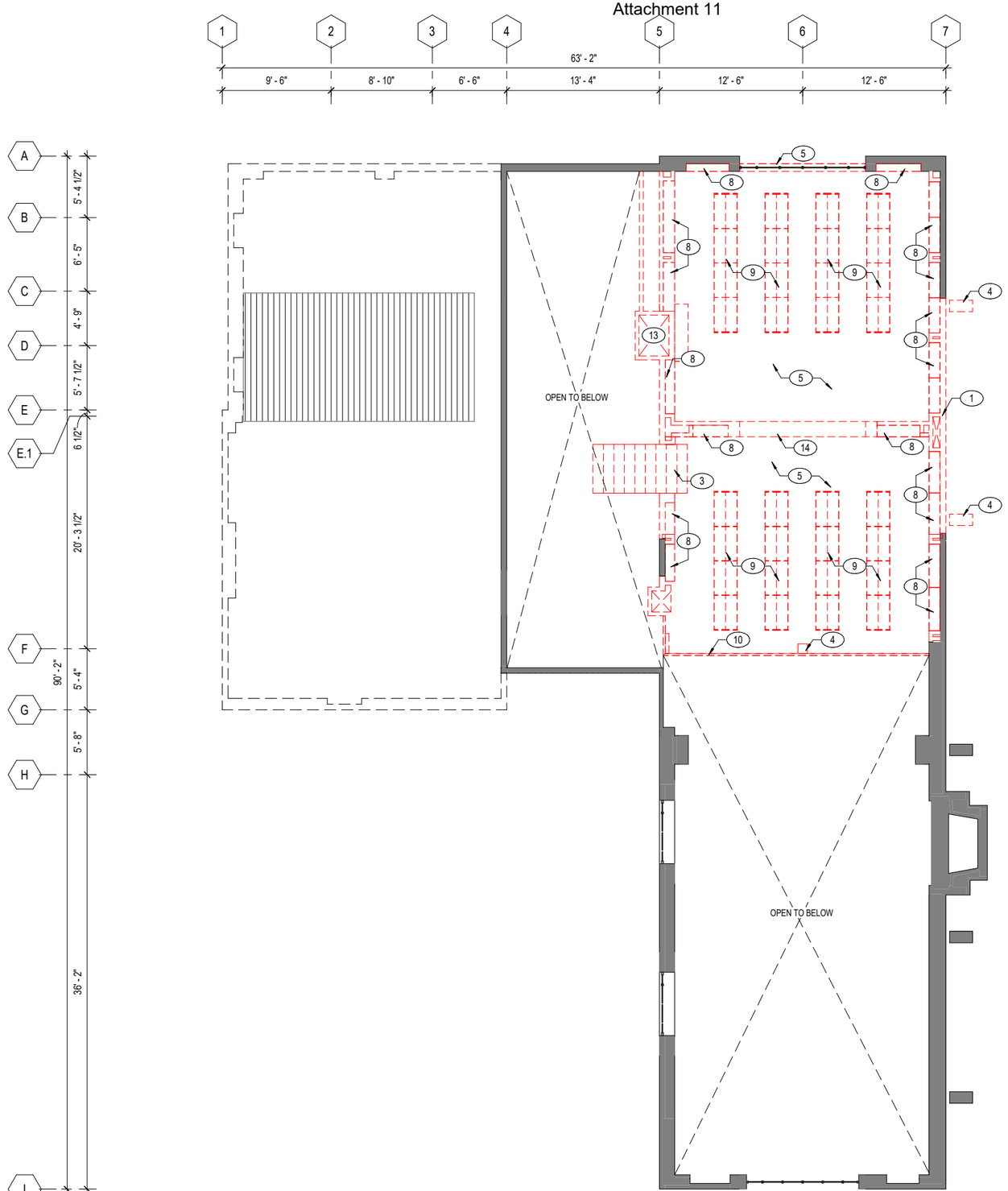
NO.	DATE	DESCRIPTION

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SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A1.21

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Attachment 11



1 A1.22 DEMOLITION PLAN - MEZZANINE
3/16" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL FINISHES
6. DEMO ALL (E) INTERIOR WALL PARTITIONS
7. DEMO ALL (E) FLOOR FINISHES
8. DEMO ALL (E) CASEWORK
9. DEMO ALL (E) INTERIOR DOORS
10. DEMO (E) FLOOR FINISHES
11. REMOVE ALL (E) CEILING, FIXTURES, CONDUIT & ELECTRICAL EQUIPMENT
12. REMOVE PAINT ON ALL (E) EXPOSED CEILINGS & BEAMS

KEY NOTES

1. DEMO (E) WALL
2. DEMO (E) WINDOW
3. DEMO (E) STAIR, HANDRAILS, LANDINGS
4. DEMO (E) COLUMN
5. DEMO (E) MEZZANINE FLOOR & SLAB EDGE
6. DEMO (E) GLASS PARTITION & DOORS
7. DEMO (E) RESTROOM FIXTURES, FINISHES & ACCESSORIES
8. DEMO (E) CASEWORK
9. DEMO (E) STACKS
10. DEMO (E) METAL GUARDRAIL
11. DEMO (E) FIREPLACE MANTLE BASE
12. DEMO (E) FLOOR FOR (N) RAISED LOBBY FLOOR
13. DEMO (E) DUMBWAITER, SHAFT & EQUIPMENT
14. DEMO (E) ARCHWAY ABOVE

LEGEND

(E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

DEMO (E) FLOOR FOR (N) ELEVATOR & DEMO (E) LOBBY FLOOR, SEE STRUCTURAL NARRATIVE

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MASTER PLAN

SHEET TITLE
DEMO FLOOR PLAN - MEZZANINE

REVISIONS

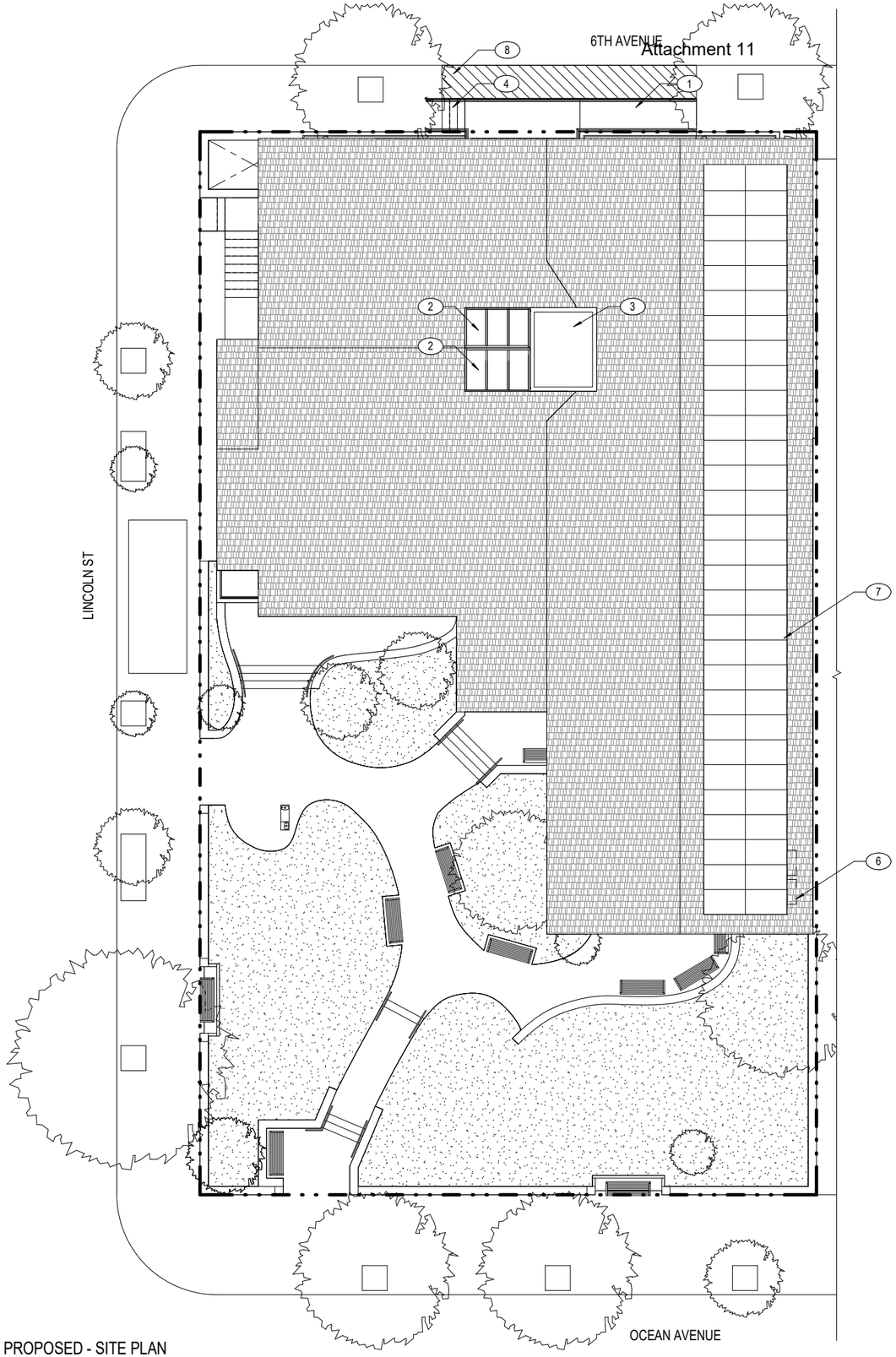
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A1.22

8/21/2023 3:31:01 PM

Attachment 11



1 A2.10 PROPOSED - SITE PLAN
1/8" = 1'-0"

0' 4' 8' 16'

GENERAL NOTES

1. PROVIDE ALLOWANCE FOR PATCHING OF (E) EXTERIOR STUCCO, (E) CLAY TILE ROOFING, (N) COPPER FLASHING, GUTTER & DOWNSPOUTS, (E) WOOD TRIM & STRUCTURE
2. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
5. SITE IMPROVEMENTS LIMITED TO NEW RAMP AND STAIR TO PROVIDE ADA ACCESS AT NORTH ENTRANCE
6. PAINT EXTERIOR:
   - 1 FIELD COLOR @ (E) WALLS
   - 4 ACCENT COLORS @ COLUMNS, BEAMS, SOFFITS, EAVES & TRIM

KEY NOTES

1. (N) ACCESSIBLE STONE RAMP, BRONZE HANDRAILS & LANDING
2. (N) AUTOMATED SKYLIGHT, SED, SMD
3. ELEVATOR ROOF OVERRUN
4. (N) STONE STAIR, BRONZE HANDRAILS, & LANDING
5. MECHANICAL ENCLOSURE BELOW ROOF @ GROUND LEVEL, SEE MECHANICAL NARRATIVE
6. PV ARRAY, SED
7. (N) CONC SIDEWALK

LEGEND

(E) PLANTING AREA TO REMAIN

(N) CONC SIDEWALK

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SHEET TITLE
SITE PLAN

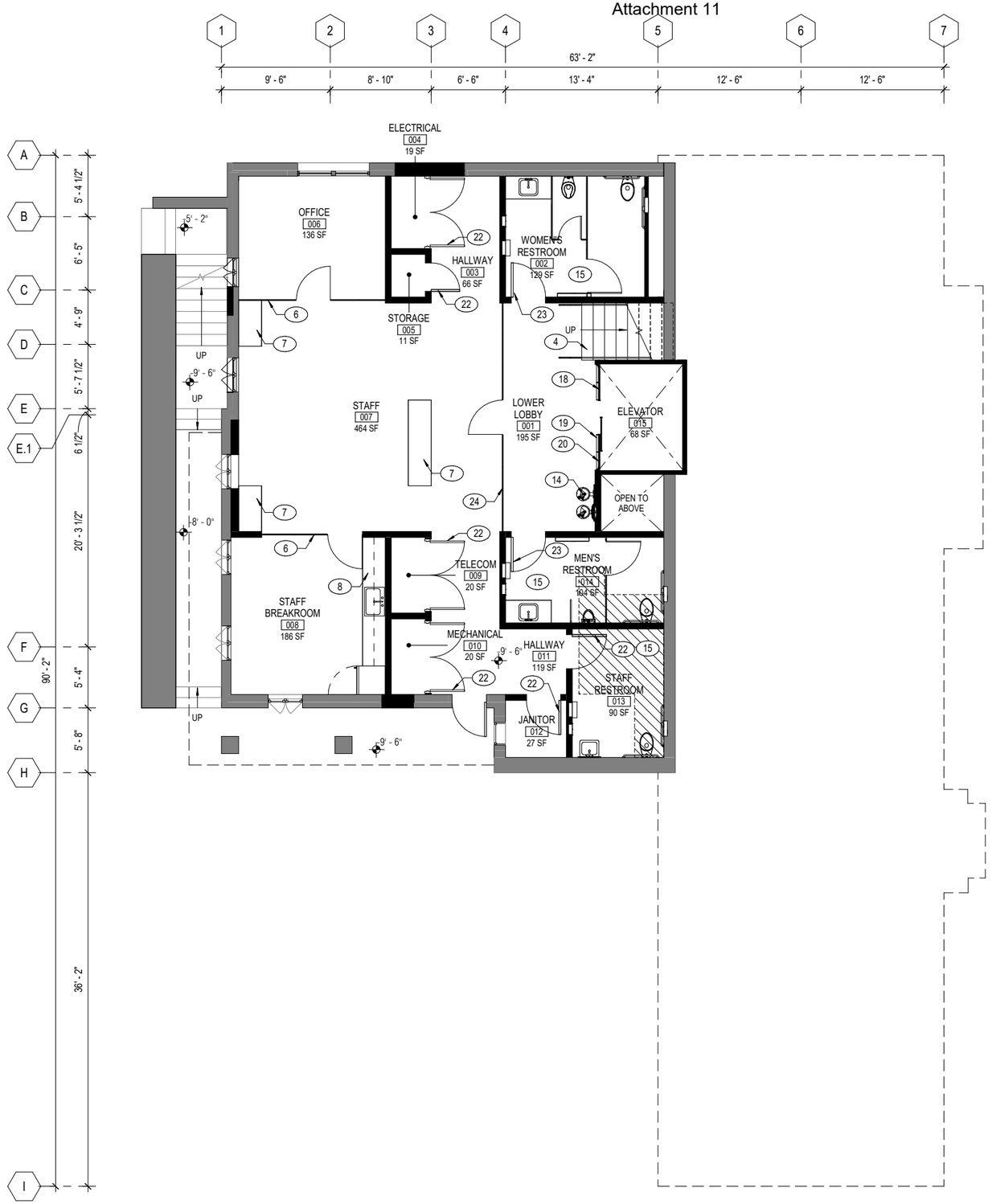
△ REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
A2.10

8/21/2023 5:31:06 PM



1 A2.20 PROPOSED FLOOR PLAN - BASEMENT LEVEL
3/16" = 1'-0"

8/22/2023 9:53:48 AM

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES

KEY NOTES

1. (N) THERMALLY BROKEN STEEL STOREFRONT, MATCH (E) ARCHED WINDOW
2. (N) THERMALLY BROKEN STEEL STOREFRONT ENTRANCE DOOR
3. (N) THERMALLY BROKEN STEEL WINDOW TO MATCH STOREFRONT
4. (N) WOOD STAIR, LANDING & CUSTOM BRONZE HANDRAILS
5. ACCESSIBLE STONE RAMP, LANDING & CUSTOM BRONZE RAILINGS
6. FRAMELESS GLASS PARTITION & DOOR
7. BUILT-IN SOLID WALNUT CASEWORK SHELVING
8. PLAM UPPER & LOWER CABINETS W/ QUARTZ COUNTERTOP & SSTL SINK
9. 56" TALL SHELVING SOLID REDWOOD END PANELS & CANOPIES
10. 56" TALL SHELVING W/ CUSTOM SOLID WD DOORS & BRONZE SCREENS
11. CIRCULATION DESK W / QUARTZ COUNTERTOP & SOLID REDWOOD LOWER CABINETS
12. SOLID WD BENCH W/ WALNUT BOARDS
13. SOLID WALNUT LOWER CABINETS, W/ QUARTZ COUTNTERTOP
14. HI - LOW DRINKING FOUNTAIN, SEE PLUMBING NARRATIVE
15. ACCESSIBLE RESTROOMS AS SHOWN
16. (N) FIREPLACE MANTLE BASE, STONE
17. 42" GUARDRAIL, CUSTOM BRONZE FINISH
18. CUSTOM GLASS ELEVATOR CAB W/ CUSTOM DECORATIVE WROUGHT IRON INTERIOR
19. DECORATIVE CUSTOM WROUGHT IRON @ EXTERIOR OF HOISTWAY
20. CUSTOM FIRE RATED GLASS HOISTWAY
21. PROVIDE ALLOWANCE FOR CUSTOM AESS @ ELEVATOR HOISTWAY STRUCTURE & RAILS
22. PTD HM DOOR & FRAME
23. WD DOOR & FRAME W/ CLEAR FINISH
24. FRAMELESS GLASS PARTITION & DOOR, FROSTED
25. REPAIR/STRENGHTEN BALCONY AND RAILING. EXTEND RAILING TO CODE COMPLIANT HEIGHT
26. WOOD BORDER

LEGEND

- NEW WALL
- EXISTING WALL
- INFILL (E) RECESSED FLOOR FOR (N) FLOOR FINISH

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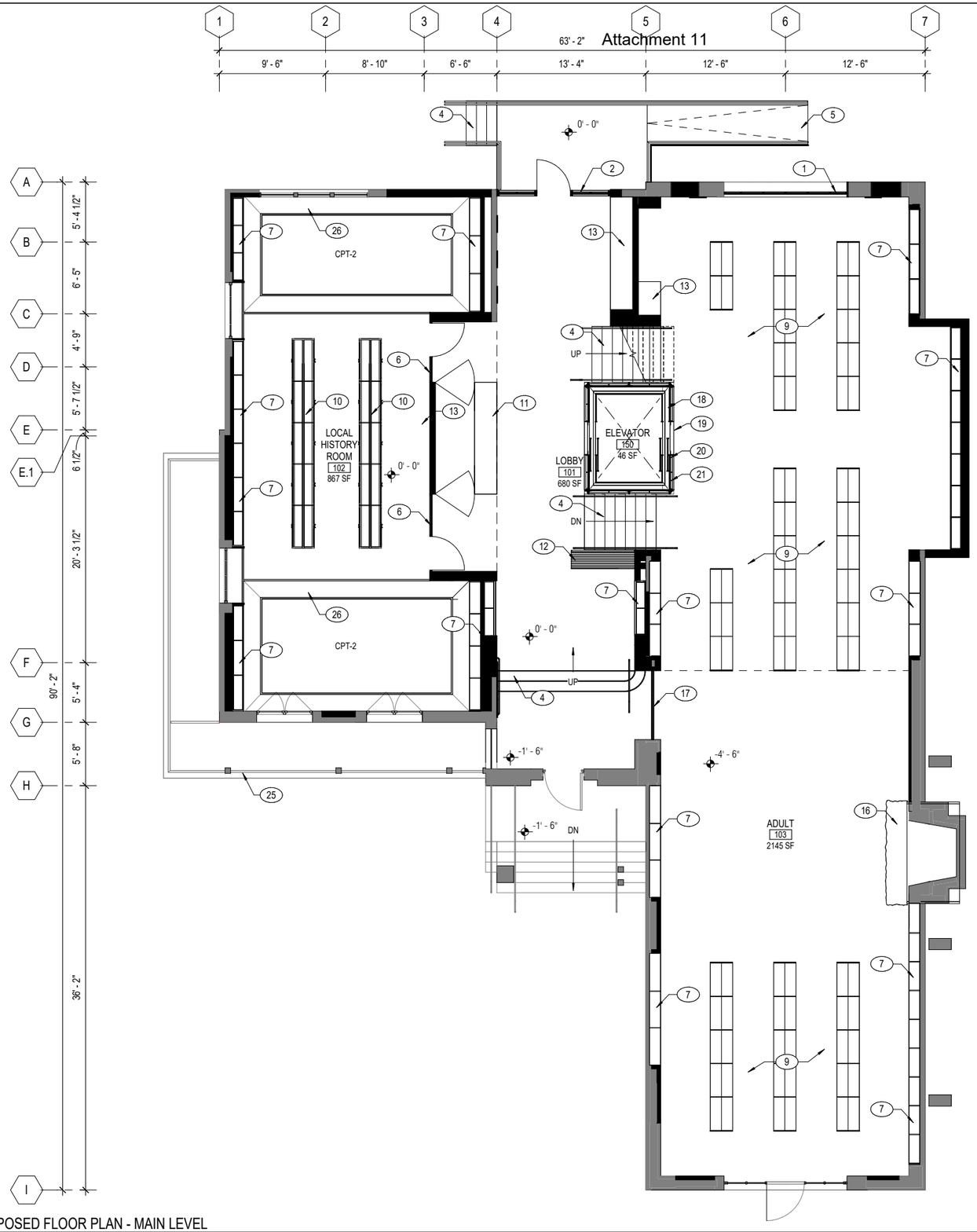
SHEET TITLE
FLOOR PLAN - BASEMENT

REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.20



1 A2.21 PROPOSED FLOOR PLAN - MAIN LEVEL
3/16" = 1'-0"

8/22/2023 9:48:51 AM

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES

KEY NOTES

1. (N) THERMALLY BROKEN STEEL STOREFRONT, MATCH (E) ARCHED WINDOW
2. (N) THERMALLY BROKEN STEEL STOREFRONT ENTRANCE DOOR
3. (N) THERMALLY BROKEN STEEL WINDOW TO MATCH STOREFRONT
4. (N) WOOD STAIR, LANDING & CUSTOM BRONZE HANDRAILS
5. ACCESSIBLE STONE RAMP, LANDING & CUSTOM BRONZE RAILINGS
6. FRAMELESS GLASS PARTITION & DOOR
7. BUILT-IN SOLID WALNUT CASEWORK SHELVING
8. PLAM UPPER & LOWER CABINETS W/ QUARTZ COUNTERTOP & SSTL SINK
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12. SOLID WD BENCH W/ WALNUT BOARDS
13. SOLID WALNUT LOWER CABINETS, W/ QUARTZ COUTNTERTOP
14. HI - LOW DRINKING FOUNTAIN, SEE PLUMBING NARRATIVE
15. ACCESSIBLE RESTROOMS AS SHOWN
16. (N) FIREPLACE MANTLE BASE, STONE
17. 42" GUARDRAIL, CUSTOM BRONZE FINISH
18. CUSTOM GLASS ELEVATOR CAB W/ CUSTOM DECORATIVE WROUGHT IRON INTERIOR
19. DECORATIVE CUSTOM WROUGHT IRON @ EXTERIOR OF HOISTWAY
20. CUSTOM FIRE RATED GLASS HOISTWAY
21. PROVIDE ALLOWANCE FOR CUSTOM AESS @ ELEVATOR HOISTWAY STRUCTURE & RAILS
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24. FRAMELESS GLASS PARTITION & DOOR, FROSTED
25. REPAIR/STRENGHTEN BALCONY AND RAILING. EXTEND RAILING TO CODE COMPLIANT HEIGHT
26. WOOD BORDER

LEGEND

- NEW WALL
- EXISTING WALL
- INFILL (E) RECESSED FLOOR FOR (N) FLOOR FINISH

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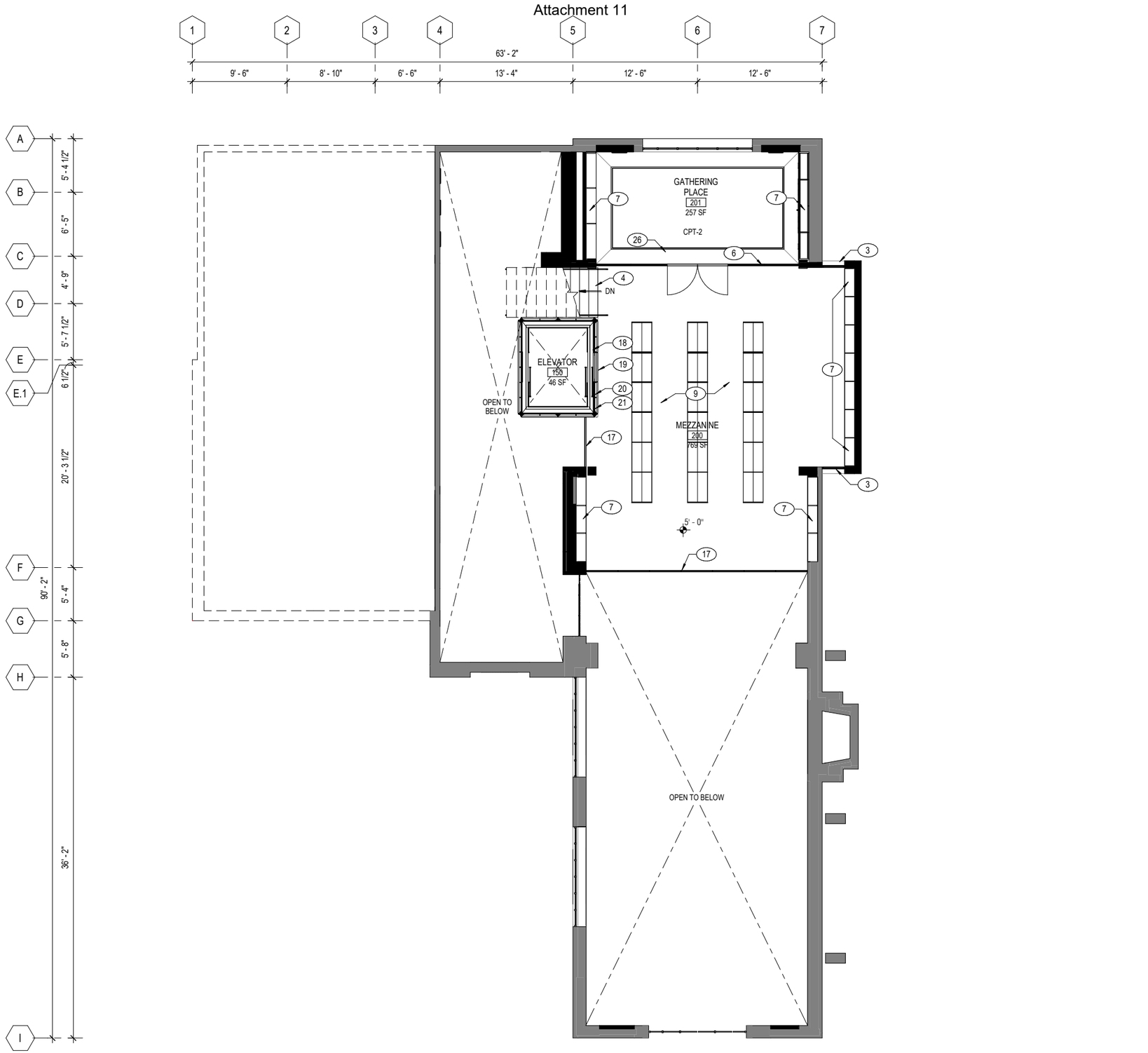
SHEET TITLE
FLOOR PLAN - MAIN FLOOR

REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.21



1 A2.22 PROPOSED FLOOR PLAN - MEZZANINE
3/16" = 1'-0"

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES

KEY NOTES

1. (N) THERMALLY BROKEN STEEL STOREFRONT, MATCH (E) ARCHED WINDOW
2. (N) THERMALLY BROKEN STEEL STOREFRONT ENTRANCE DOOR
3. (N) THERMALLY BROKEN STEEL WINDOW TO MATCH STOREFRONT
4. (N) WOOD STAIR, LANDING & CUSTOM BRONZE HANDRAILS
5. ACCESSIBLE STONE RAMP, LANDING & CUSTOM BRONZE RAILINGS
6. FRAMELESS GLASS PARTITION & DOOR
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13. SOLID WALNUT LOWER CABINETS, W/ QUARTZ COUTNTERTOP
14. HI - LOW DRINKING FOUNTAIN, SEE PLUMBING NARRATIVE
15. ACCESSIBLE RESTROOMS AS SHOWN
16. (N) FIREPLACE MANTLE BASE, STONE
17. 42" GUARDRAIL, CUSTOM BRONZE FINISH
18. CUSTOM GLASS ELEVATOR CAB W/ CUSTOM DECORATIVE WROUGHT IRON INTERIOR
19. DECORATIVE CUSTOM WROUGHT IRON @ EXTERIOR OF HOISTWAY
20. CUSTOM FIRE RATED GLASS HOISTWAY
21. PROVIDE ALLOWANCE FOR CUSTOM AESS @ ELEVATOR HOISTWAY STRUCTURE & RAILS
22. PTD HM DOOR & FRAME
23. WD DOOR & FRAME W/ CLEAR FINISH
24. FRAMELESS GLASS PARTITION & DOOR, FROSTED
25. REPAIR/STRENGHTEN BALCONY AND RAILING. EXTEND RAILING TO CODE COMPLIANT HEIGHT
26. WOOD BORDER

LEGEND

- NEW WALL
- EXISTING WALL
- INFILL (E) RECESSED FLOOR FOR (N) FLOOR FINISH

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SHEET TITLE
FLOOR PLAN - MEZZANINE

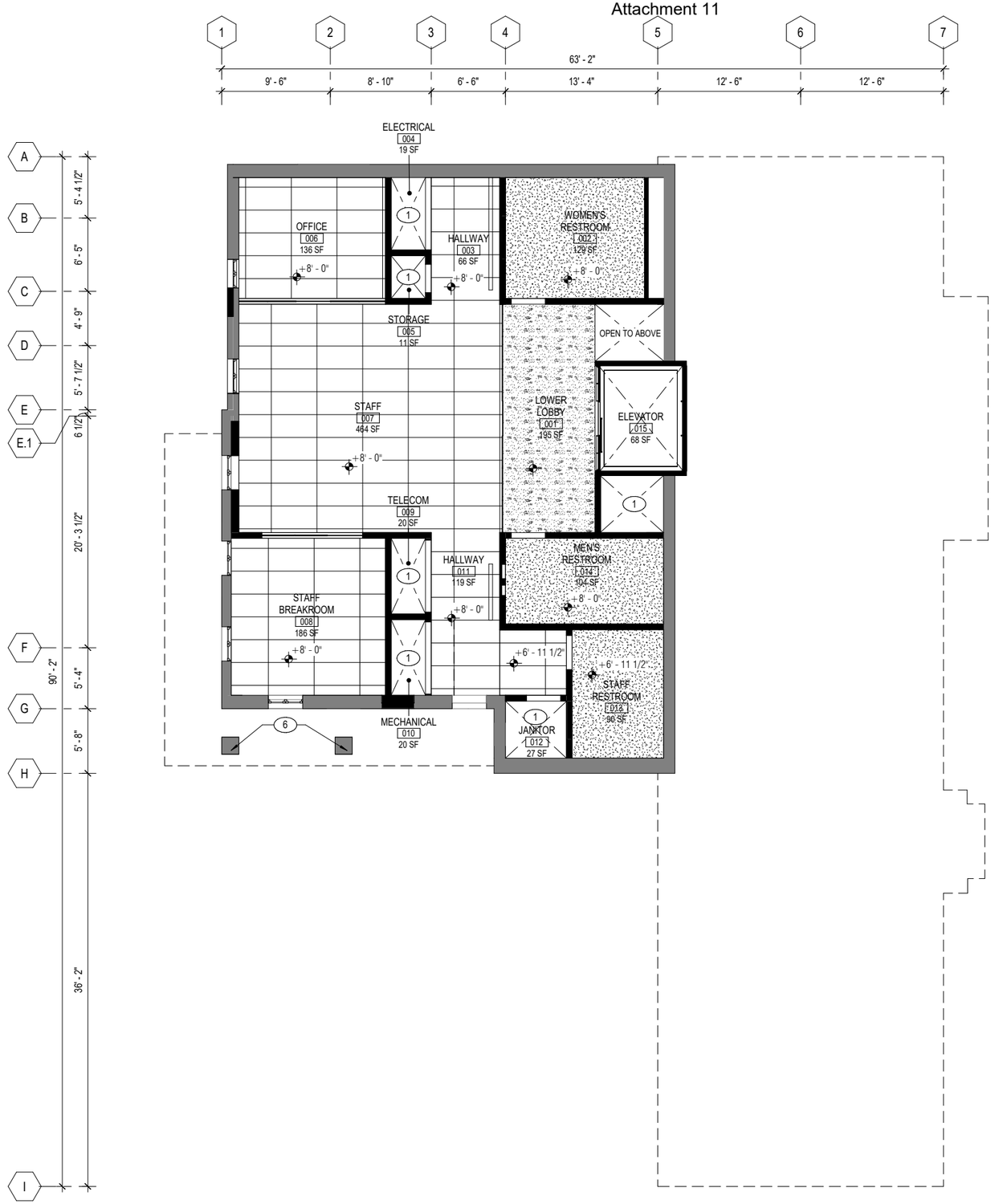
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A2.22

8/21/2023 5:31:12 PM



1 A2.31 REFLECTED CEILING PLAN - BASEMENT LEVEL
3/16" = 1'-0"

8/21/2023 3:31:15 PM

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION\
4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
5. ACOUSTIC TILE SHALL BE CENTERED IN ROOM UON
6. ALL GYP BD CEILINGS ARE SUSPENDED UON
7. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILING

KEY NOTES

1. OPEN TO STRUCTURE ABOVE, PAINT EXPOSED BEAMS, ROOF DECK, CONDUIT & DUCTWORK
2. (N) AUTOMATED SKYLIGHT, SED, SMD
3. DECORATIVE IRON CHANDELIER
4. DECORATIVE BRASS PEDANTS
5. (N) ARCHITECTURAL GRADE REDWOOD BEAMS, FINISHED TO MATCH EXISTING, CLEAR STAIN AND SEAL, SSD
6. PAINT (E) COLUMN
7. (E) WOOD COLUMN
8. VENETIAN PLASTER @ (E) ARCH
9. PAINT (E) SOFFIT, JOISTS AND BEAMS
10. (N) REDWOOD COLUMN

LEGEND

- 2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
- PTD GWB CEILING
- T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
- T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
- (N) T&G REDWOOD CEILING WITH REDWOOD PURLINS TO MATCH (E) WD CLG
- STRIP PAINT OFF EXISTING REDWOOD BEAMS, JOISTS AND DECKING. SANDBLAST, REFINISH, STAIN AND SEAL
- STRIP PAINT OFF EXISTING REDWOOD BEAMS, JOISTS AND DECKING. SANDBLAST, REFINISH, STAIN AND SEAL
- VENETIAN PLASTER

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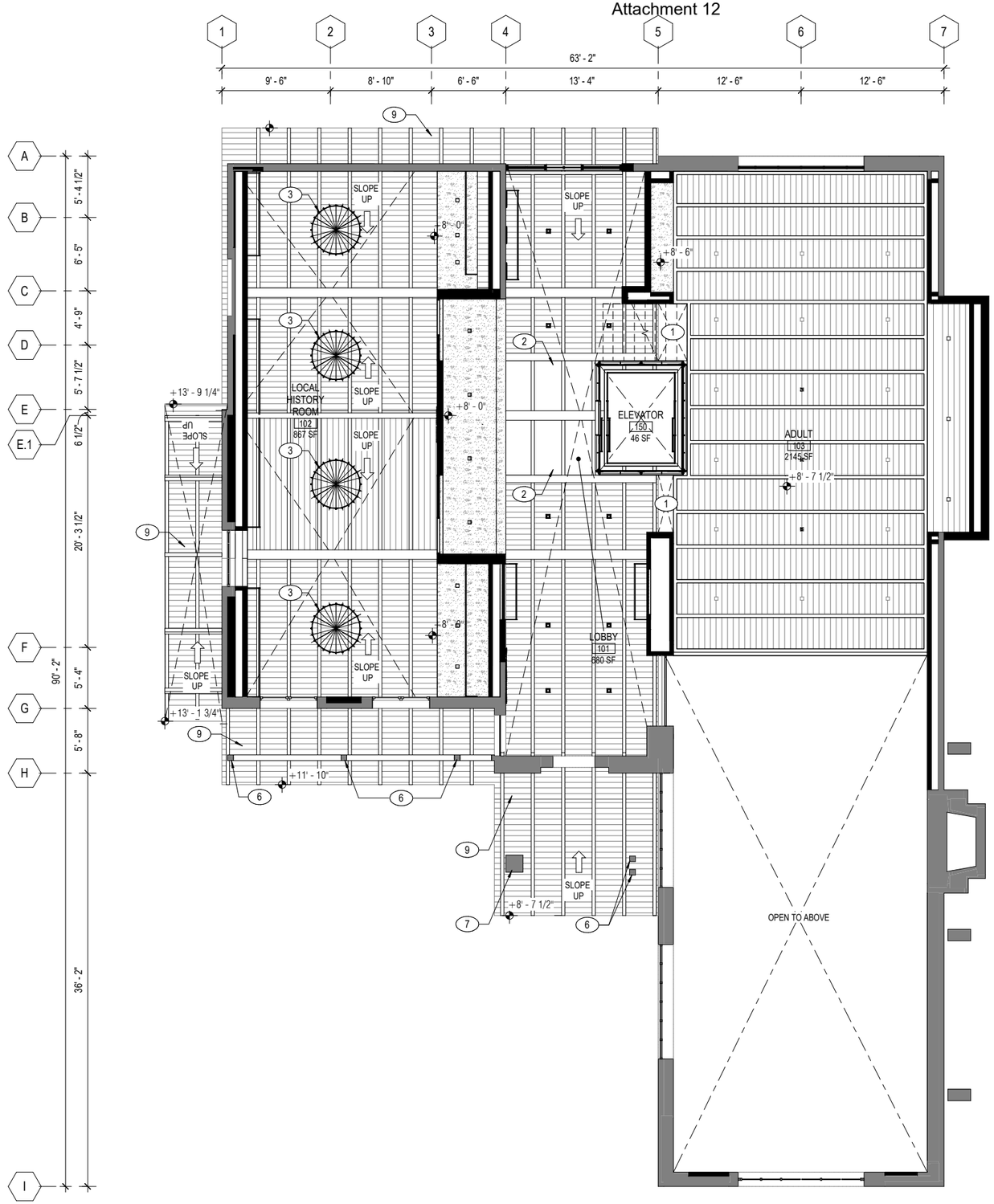
SHEET TITLE
REFLECTED CEILING PLAN - BASEMENT

REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.31



1 REFLECTED CEILING PLAN - MAIN FLOOR
A2.32 3/16" = 1'-0"

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION\
4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
5. ACOUSTIC TILE SHALL BE CENTERED IN ROOM UON
6. ALL GYP BD CEILINGS ARE SUSPENDED UON
7. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILING

KEY NOTES

1. OPEN TO STRUCTURE ABOVE, PAINT EXPOSED BEAMS, ROOF DECK, CONDUIT & DUCTWORK
2. (N) AUTOMATED SKYLIGHT, SED, SMD
3. DECORATIVE IRON CHANDELIER
4. DECORATIVE BRASS PEDANTS
5. (N) ARCHITECTURAL GRADE REDWOOD BEAMS, FINISHED TO MATCH EXISTING, CLEAR STAIN AND SEAL, SSD
6. PAINT (E) COLUMN
7. (E) WOOD COLUMN
8. VENETIAN PLASTER @ (E) ARCH
9. PAINT (E) SOFFIT, JOISTS AND BEAMS
10. (N) REDWOOD COLUMN

LEGEND

- 2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
- PTD GWB CEILING
- T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
- T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
- (N) T&G REDWOOD CEILING WITH REDWOOD PURLINS TO MATCH (E) WD CLG
- STRIP PAINT OFF EXISTING REDWOOD BEAMS, JOISTS AND DECKING. SANDBLAST, REFINISH, STAIN AND SEAL
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SHEET TITLE
REFLECTED CEILING PLAN - MAIN FLOOR

REVISIONS

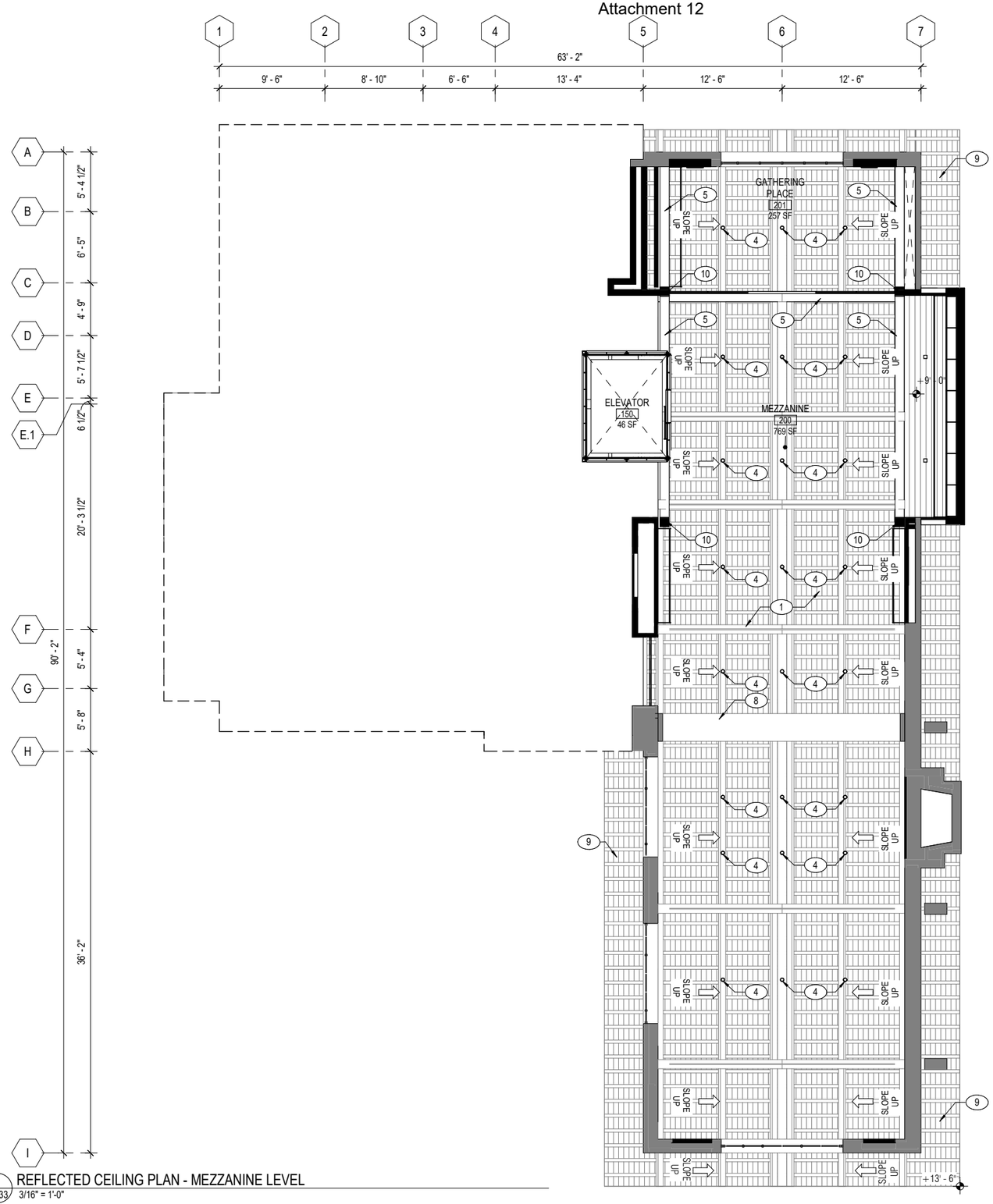
NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.32

8/21/2023 5:31:19 PM

Attachment 12



1 A2.33 REFLECTED CEILING PLAN - MEZZANINE LEVEL
3/16" = 1'-0"

8/21/2023 5:31:22 PM

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION\
4. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
5. ACOUSTIC TILE SHALL BE CENTERED IN ROOM UON
6. ALL GYP BD CEILINGS ARE SUSPENDED UON
7. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILING

KEY NOTES

1. OPEN TO STRUCTURE ABOVE, PAINT EXPOSED BEAMS, ROOF DECK, CONDUIT & DUCTWORK
2. (N) AUTOMATED SKYLIGHT, SED, SMD
3. DECORATIVE IRON CHANDELIER
4. DECORATIVE BRASS PEDANTS
5. (N) ARCHITECTURAL GRADE REDWOOD BEAMS, FINISHED TO MATCH EXISTING, CLEAR STAIN AND SEAL, SSD
6. PAINT (E) COLUMN
7. (E) WOOD COLUMN
8. VENETIAN PLASTER @ (E) ARCH
9. PAINT (E) SOFFIT, JOISTS AND BEAMS
10. (N) REDWOOD COLUMN

LEGEND

- 2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
- PTD GWB CEILING
- T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
- T&G REDWOOD SOFFIT TO MATCH (E) WD CLG
- (N) T&G REDWOOD CEILING WITH REDWOOD PURLINS TO MATCH (E) WD CLG
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SHEET TITLE
REFLECTED CEILING PLAN - MEZZANINE

REVISIONS

NO.	DATE	DESCRIPTION

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A2.33

Attachment 12

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS	AREA
001	STORAGE	(E) CONC SLAB	N/A	CONC	OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES	1460 SF
050	STAIR	PRECAST CONC	N/A	CONC	OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES	144 SF
101	LOBBY	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.		669 SF
102	TEEN'S	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.		382 SF
103	VESTIBULE	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		45 SF
104	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
105	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		67 SF
106	CHILDREN'S	WOOD FLOOR & CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.	SEE FLOOR PLAN FOR EXTENTS OF FLOORING	2600 SF
107	VESTIBULE	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		94 SF
108	FAMILY RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
109	STORAGE	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
110	CORRIDOR	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		119 SF
111	STAFF RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		75 SF
112	CUSTODIAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
113	STAFF	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		622 SF
114	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		122 SF
115	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		121 SF
116	STAFF LOUNGE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		201 SF
117	TELECOM	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
118	ELECTRICAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
119	MECHANICAL	N/A	N/A	N/A	N/A	SEE SITE PLAN	383 SF
150	STAIR	PRECAST CONC	N/A	CONC	OPEN TO STRUCTURE		144 SF

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CITY OF
CARMEL-BY-THE-SEA

PROJECT

CARMEL PUBLIC LIBRARY
PARK BRANCH LIBRARY

MISSION & 6TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

DRAFT!
NOT FOR
CONSTRUCTION

MASTER PLAN

SHEET TITLE
ROOM FINISH
SCHEDULE

△ REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	
JOB NO.	2023-01

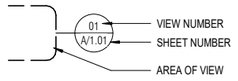
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Attachment 12

SYMBOLS

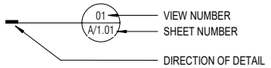
CALLOUT



WORK POINT (PLAN)



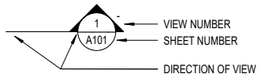
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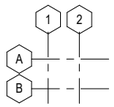
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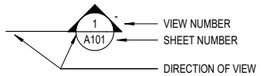
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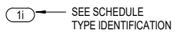
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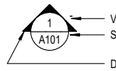
BUILDING SECTION



EQUIPMENT MARK



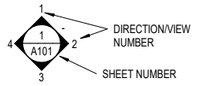
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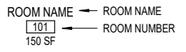
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INTERIOR ELEVATION



ROOM IDENTIFICATION

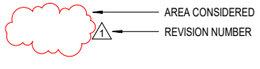


PROPERTY LINE

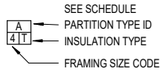
WALL TYPE (EXTERIOR)



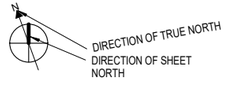
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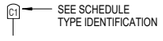
PARTITION TYPE



NORTH ARROW



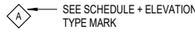
GENERIC TAG



DOOR MARK



WINDOW MARK



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GENERAL NOTES

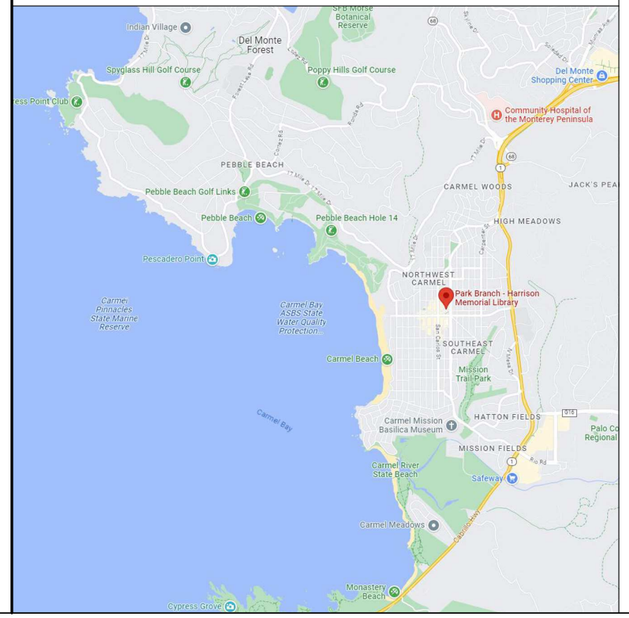
1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
2. ALL WORK SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES AND ORDINANCES.
3. INFORMATION CONTAINED WITHIN THESE DOCUMENTS SHALL NOT BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES.
4. CONTRACTOR SHALL EXAMINE THE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPENCIES WHICH MAY BE FOUND PRIOR TO THE START OF WORK.
5. CONTRACTOR SHALL REVIEW ALL DOCUMENTS TO COORDINATE w/ THE (E) BLDG CONDITIONS. ANY VARIATIONS AND DISCREPENCIES THAT ARISE IN THIS REVIEW ARE TO BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
6. THE CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO VISIT AND INSPECT THE SITE PRIOR TO CONSTRUCTION OR ORDERING ANY MATERIALS.
7. ALL DETAILS, SCHEDULES, ADDENDA AND SPECIFICATIONS BOUND SEPARATELY ARE A PART OF THE CONTRACT DOCUMENTS.
8. ITEMS MARKED "NIC" ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR'S COORDINATION IS REQUIRED OR FOR CLARIFICATION OF PROJECT LIMITS.
9. DIMENSIONS:
   A. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM THE DRAWINGS.
   B. ALL DIMENSIONS ARE TO THE ROUGH OPENING, UON.
   C. ALL DIMENSIONS TO STUD WALLS ARE TO THE FACE OF STUD, UON.
   D. CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FINISHED FACE OF CEILING, UON.
   E. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY GENERAL CONTRACTOR AND ALL SUBCONTRACTORS PRIOR TO PROCEEDING WITH CONSTRUCTION.
   F. COORDINATE WITH EQUIPMENT CONTRACTORS FOR ROUGH-IN DIMENSIONS AND TEMPLATES.
   G. ALL DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE STRICTLY MAINTAINED. "CLEAR" MEANS DIMENSION FROM FACE OF FINISH TO FACE OF FINISH OR OBJECT.
   H. ALL DIMENSIONS NOTED "VERIFY" OR "VIF" ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCE FROM THE REQUIRED DIMENSIONS MUST BE BROUGHT IMMEDIATELY TO THE ARCHITECT'S ATTENTION.
10. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UON.
11. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
12. ALL WORK IS UNDERSTOOD TO BE (N) UNLESS NOTED AS (E).
13. THE CONTRACTOR SHALL MEET w/ THE ARCHITECT PRIOR TO THE START OF DEMOLITION TO NOTE WHAT ITEMS, IF ANY, ARE TO BE SALVAGED OR REUSED.
14. THE DRAWINGS INDICATE THE GENERAL EXTENT OF (N) CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMO AND (N) WORK NECESSARY FOR A FINISHED JOB, IN ACCORDANCE W/ THE INTENTIONS OF THE CONTRACT DOCUMENTS, IS INCLUDED REGARDLESS OF WHETHER SHOWN IN THE CONTRACT DOCUMENTS.
15. (E) BUILDING DOCUMENTATION IS BASED ON "AS-BUILT" DRAWINGS AND OBSERVATIONAL SITE INVESTIGATIONS. ACTUAL BUILT CONDITIONS MAY VARY. CONTRACTOR IS TO USE CAUTION IN DEMOLITION, AND IS TO NOTIFY ARCHITECT IMMEDIATELY IF ANY VARIATIONS OR DISCREPENCIES ARE UNCOVERED.
16. PROTECT ALL (E) BUILDING AND SITE CONDITIONS TO REMAIN, INCLUDING BUT NOT LIMITED TO WALLS, PAVING, AND LANDSCAPING.

DESIGN-BUILD DEFERRED SUBMITTALS

THE DESIGN INTENT AND PERFORMANCE CRITERIA FOR THE FOLLOWING ITEMS IS SHOWN AND NOTED ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DESIGN DOCUMENTATION, IF REQUIRED, FOR CITY APPROVAL PRIOR TO CONSTRUCTION. BIDS SHALL INCLUDE REQUIRED DESIGN, DOCUMENTATION AND INSTALLATION OF A COMPLETE OPERATING SYSTEM THAT SATISFIES THE SPECIFIED PERFORMANCE CRITERIA AND MEETS ALL APPLICABLE CODES.

1. FIRE ALARM SYSTEM
2. ALUMINUM STOREFRONT SYSTEMS

VICINITY MAP



PROJECT DESCRIPTION

- PARTIAL DEMOLITION AND RENOVATION OF EXISTING LIBRARY
- NO CHANGE IN USE

PROJECT DATA

BUILDING & PLANNING CODE DATA

- PLANNING CODE EDITION: 2021 SANTA CRUZ MUNICIPAL CODE
- BUILDING CODE EDITION: 2021 CALIFORNIA BUILDING CODE
  2021 CALIFORNIA MECHANICAL CODE
  2021 CALIFORNIA ELECTRICAL CODE
  2021 CALIFORNIA PLUMBING CODE

- OCCUPANCY CLASS: A3
- BUILDING TYPE: TYPE III-B
- SQUARE FOOTAGE: 8,310 SF
- NUMBER STORIES: 1
- FULLY SPRINKLERED
- FULL FIRE ALARM SYSTEM

ALTERNATES

- ALTERNATE #4 PHOTOVOLTAIC
- PHASED CONSTRUCTION (SEE COST ESTIMATE)

CONTACT INFORMATION

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awright@ci.carmel.ca.us
831-624-1366

ARCHITECT:
JAYSON ARCHITECTURE

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RIJA

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SHEET INDEX

INDEX - GENERAL

G0.00	COVER SHEET
G0.01	SHEET INDEX & GENERAL NOTES

INDEX - ARCHITECTURAL

A1.10	DEMO SITE PLAN
A1.20	DEMO FLOOR PLAN - BASEMENT LEVEL
A1.21	DEMO FLOOR PLAN - GROUND LEVEL
A2.10	SITE PLAN
A2.20	FLOOR PLANS
A2.30	REFLECTED CEILING PLAN
A9.30	ROOM FINISH SCHEDULE

INDEX - STRUCTURAL

*SEE STRUCTURAL NARRATIVE

INDEX - MECHANICAL

*SEE MECHANICAL NARRATIVE

INDEX - PLUMBING

*SEE PLUMBING NARRATIVE

INDEX - ELECTRICAL

*SEE ELECTRICAL NARRATIVE

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MASTER PLAN

SHEET TITLE
SHEET INDEX & GENERAL NOTES

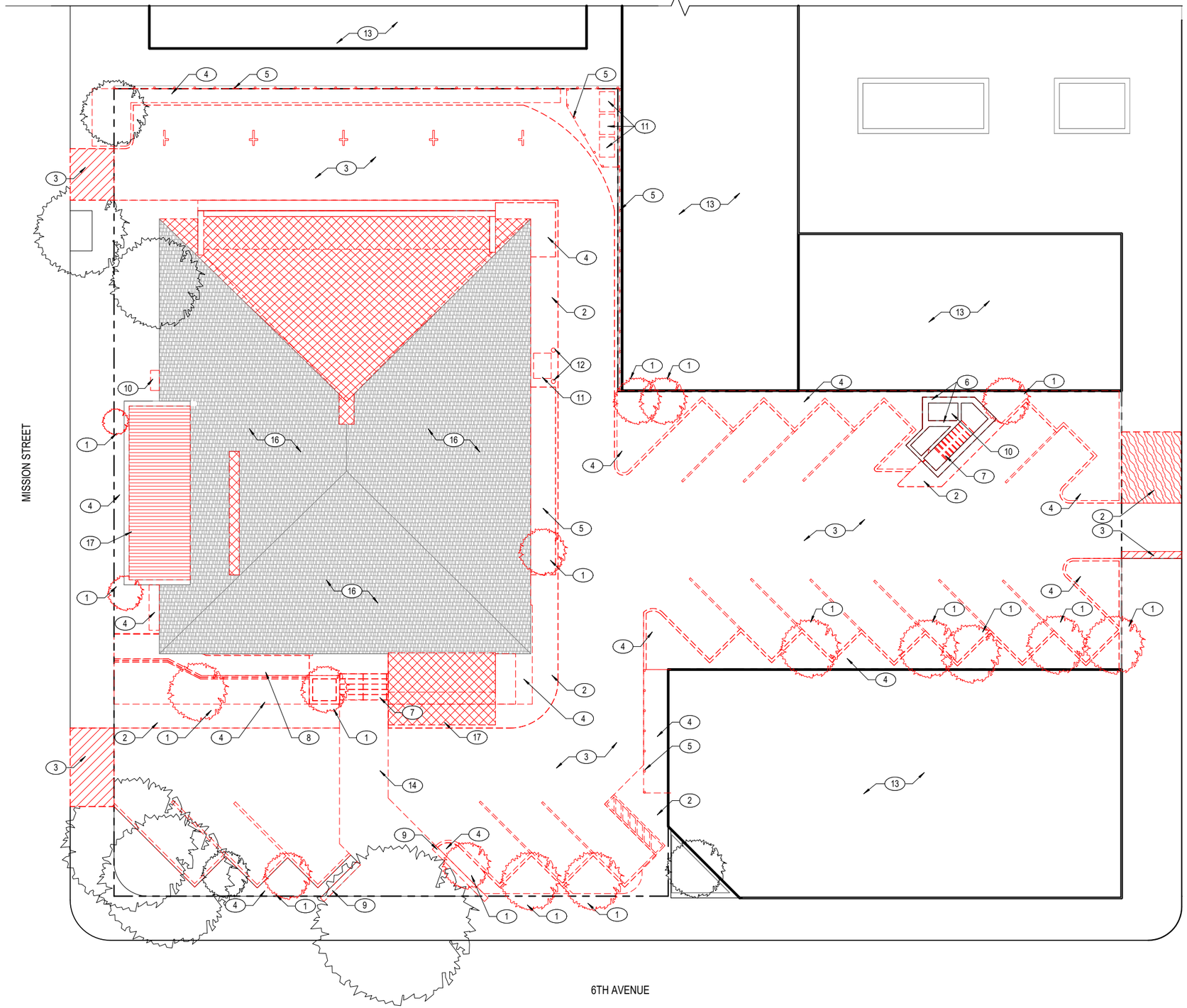
REVISIONS

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SCALE	12" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
G0.01

Attachment 12



1 A1.10 DEMOLITION SITE PLAN
3/32" = 1'-0"

0' 8' 16' 32'

GENERAL NOTES

1. DEMO ALL (E) SITE LIGHTING, SEE ELECTRICAL NARRATIVE FOR SITE DEMO INFORMATION AND ADDITIONAL SITE IMPROVEMENTS
2. SEE MECHANICAL NARRATIVE FOR SITE DEMO INFORMATION
3. SEE STRUCTURAL NARRATIVE FOR SITE DEMO INFORMATION

KEY NOTES

1. DEMO (E) TREE
2. DEMO (E) CURB & SIDEWALK
3. DEMO (E) DRIVEWAY & PARKING STRIPING
4. DEMO (E) PLANTING AREA
5. DEMO (E) FENCE
6. DEMO (E) WALLS
7. DEMO (E) STAIR, HANDRAILS & LANDINGS
8. DEMO (E) RAMP, HANDRAILS & LANDINGS
9. DEMO (E) SITE WALL
10. DEMO (E) MECHANICAL UNIT, SEE MECH NARRATIVE
11. DEMO (E) ELECTRICAL SERVICES, SEE ELECTRICAL NARRATIVE
12. DEMO (E) BOLLARD
13. ADJACENT PROPERTIES
14. DEMO (E) PAVERS
15. DEMO (E) ROOFING SURFACE
16. DEMO (E) SHINGLES ON ROOF
17. DEMO (E) FLAT ROOF

LEGEND

- (E) WALL TO BE DEMOLISHED
- DEMO (E) ROOFING TO SUB STRUCTURE
- DEMO (E) ROOFING SURFACE
- DEMO (E) DRIVEWAY
- DEMO (E) CURB & SIDEWALK FOR (N) DRIVEWAY
- PROPERTY LINE / BOUNDARY OF WORK

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SHEET TITLE
DEMO SITE PLAN

REVISIONS

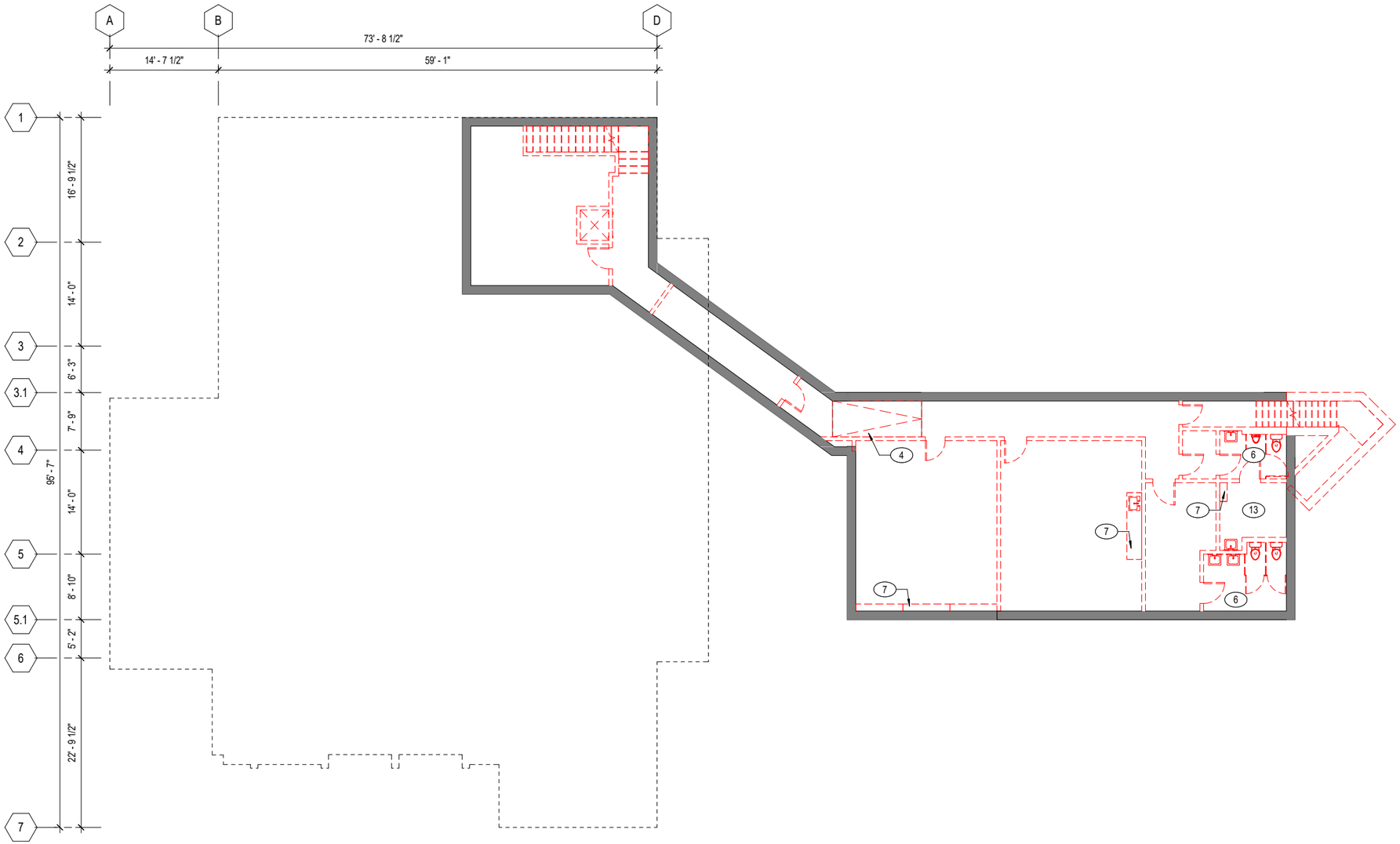
NO.	DATE	DESCRIPTION

DATE	07/11/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A1.10

7/10/2023 1:03:45 PM

Attachment 12



1 A1.20 DEMOLITION FLOOR PLAN - BASEMENT LEVEL
1/8" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL PARTITIONS
6. DEMO ALL (E) FLOOR FINISHES, WALL FINISHES, & CEILINGS
7. DEMO ALL (E) CASEWORK
8. DEMO ALL (E) DOORS & FRAMES
9. DEMO ALL (E) LIGHT FIXTURES, WIRING & ELECTRICAL EQUIPMENT
10. DEMO ALL (E) DUCTWORK & MECHANICAL EQUIPMENT

KEY NOTES

1. DEMO (E) WALL
2. DEMO (E) WINDOW
3. DEMO (E) STAIR, HANDRAILS, & LANDINGS
4. DEMO (E) RAMP, HANDRAILS, & LANDINGS
5. DEMO (E) PLANTER
6. DEMO (E) RESTROOM FIXTURES, FINISHES, & ACCESSORIES
7. DEMO (E) CASEWORK
8. DEMO (E) STACKS
9. DEMO (E) BENCH
10. DEMO (E) SHELVING
11. DEMO (E) CIRC DESK
12. DEMO (E) WORK TABLE
13. DEMO (E) SUMP PUMP, INFLL (E) FLOOR @ PIT, SEE PLUMBING NARRATIVE
14. DEMO (E) SHAFT, INFILL (E) FLOOR

LEGEND

(E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

BUILDING FOOTPRINT ABOVE

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MASTER PLAN

SHEET TITLE
DEMO FLOOR PLAN - BASEMENT LEVEL

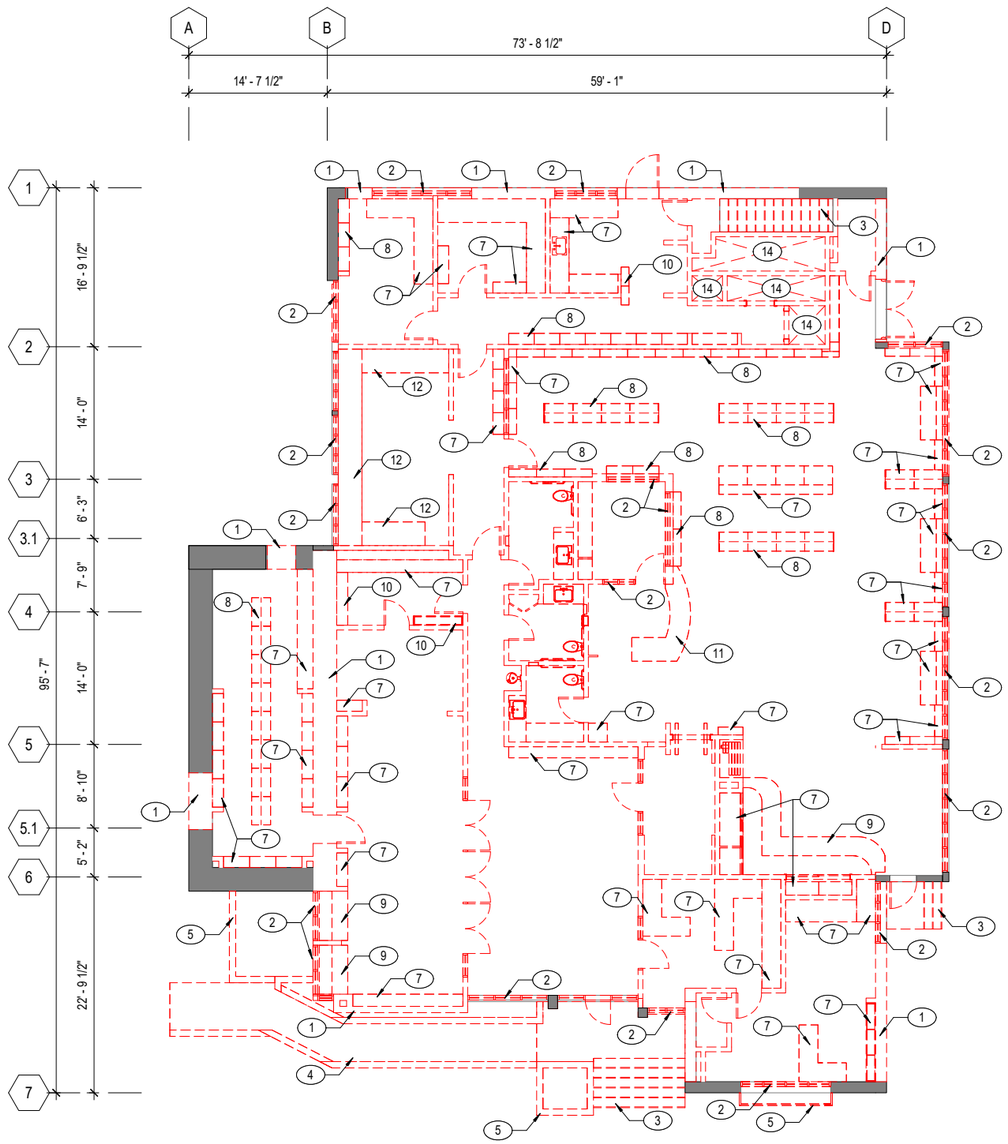
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NO.	DATE	DESCRIPTION

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JOB NO.	2023-01

SHEET NUMBER
A1.20

7/10/2023 1:12:01 PM



1 A1.21 DEMOLITION FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

GENERAL NOTES

1. SEE STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION
2. SEE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION
5. DEMO ALL (E) INTERIOR WALL PARTITIONS
6. DEMO ALL (E) FLOOR FINISHES, WALL FINISHES, & CEILINGS
7. DEMO ALL (E) CASEWORK
8. DEMO ALL (E) DOORS & FRAMES
9. DEMO ALL (E) LIGHT FIXTURES, WIRING & ELECTRICAL EQUIPMENT
10. DEMO ALL (E) DUCTWORK & MECHANICAL EQUIPMENT

KEY NOTES

1. DEMO (E) WALL
2. DEMO (E) WINDOW
3. DEMO (E) STAIR, HANDRAILS, & LANDINGS
4. DEMO (E) RAMP, HANDRAILS, & LANDINGS
5. DEMO (E) PLANTER
6. DEMO (E) RESTROOM FIXTURES, FINISHES, & ACCESSORIES
7. DEMO (E) CASEWORK
8. DEMO (E) STACKS
9. DEMO (E) BENCH
10. DEMO (E) SHELVING
11. DEMO (E) CIRC DESK
12. DEMO (E) WORK TABLE
13. DEMO (E) SUMP PUMP, INFLL (E) FLOOR @ PIT, SEE PLUMBING NARRATIVE
14. DEMO (E) SHAFT, INFILL (E) FLOOR

LEGEND

- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- BUILDING FOOTPRINT ABOVE

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DEMO FLOOR PLAN - GROUND LEVEL

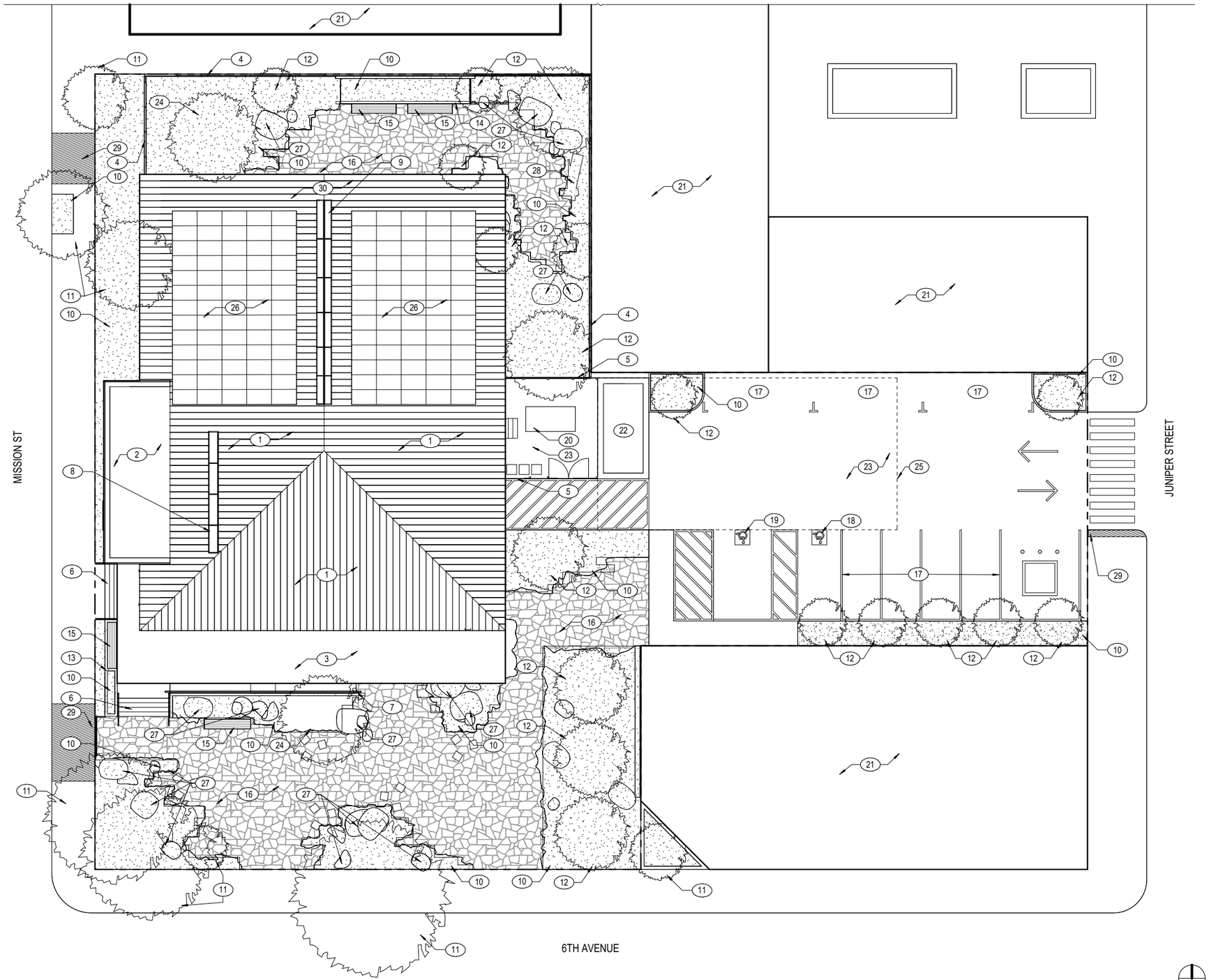
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NO.	DATE	DESCRIPTION

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SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
A1.21

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1 A2.10 PROPOSED SITE PLAN
3/32" = 1'-0"

0' 8' 16' 32'

GENERAL NOTES

1. SEE ELECTRICAL NARRATIVE FOR SITE LIGHTNING & ADDITIONAL SITE IMPROVEMENTS

KEY NOTES

1. (N) ZINC STANDING SEAM ROOF OVER (E) FRAMING
2. (N) PVC ROOFING OVER (E) FRAMING
3. (N) ENTRY CANOPY, PVC ROOF
4. 7'-0" TALL ENCLOSURE, WESTERN RED CEDAR W/ SHOU SUGI BAN FINISH
5. 7'-0" TALL MECHANICAL ENCLOSURE, WESTERN RED CEDAR W/ SHOU SUGI BAN FINISH
6. (N) STONE STAIR W/ CUSTOM BRONZE HANDRAILS, & LANDING
7. (N) ACCESSIBLE STONE RAMP W/ CUSTOM BRONZE HANDRAILS, & LANDING
8. SKYLIGHT
9. AUTOMATED SKYLIGHT
10. PLANTING AREA
11. (E) TREE TO REMAIN
12. (N) TREE
13. 78" CONC PLANTER W/ HORIZONTAL BOARD FORM FINISH
14. 32" CONC PLANTER W/ COR-TEN STEEL PLATES
15. BUILT-IN BENCH, W/ WESTERN RED CEDAR BOARDS
16. STONE PAVERS
17. (N) PARKING
18. ACCESSIBLE PARKING
19. ACCESSIBLE VAN PARKING
20. MECHANICAL EQUIPMENT, SEE MECHANICAL NARRATIVE
21. ADJACENT PROPERTIES
22. (N) PVC ROOF, SLOPED 1/4" PER FT.
23. (N) ASPHALT SURFACE LOT
24. (N) SPECIMEN TREE, 72" BOX
25. BASEMENT LEVEL BELOW
26. PV ARRAY, SED
27. SITE BOULDERS
28. REDWOOD LOG, SANDED SMOOTH
29. (N) CONCRETE SIDEWALK
30. (N) ROOF STRUCTURE AT GABLE ROOF EXTENSION

LEGEND

(N) PLANTING AREA

32.5" SOIL INFILL TO MATCH FINISH FLOOR ELEVATION W/ RETAINING WALLS @ PERIMETER

(N) CONCRETE SIDEWALK

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CARMEL-BY-THE-SEA, CA 93921

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MASTER PLAN

SHEET TITLE
SITE PLAN

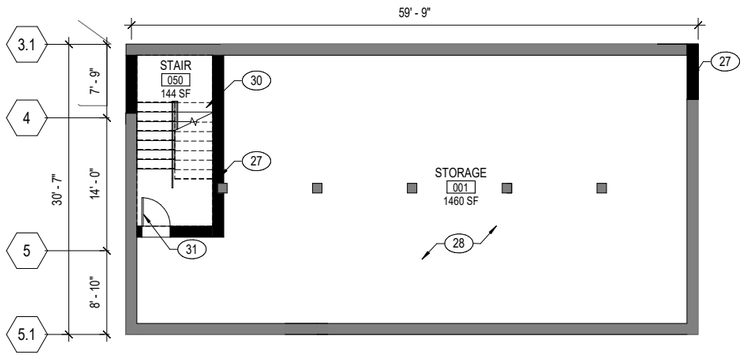
REVISIONS

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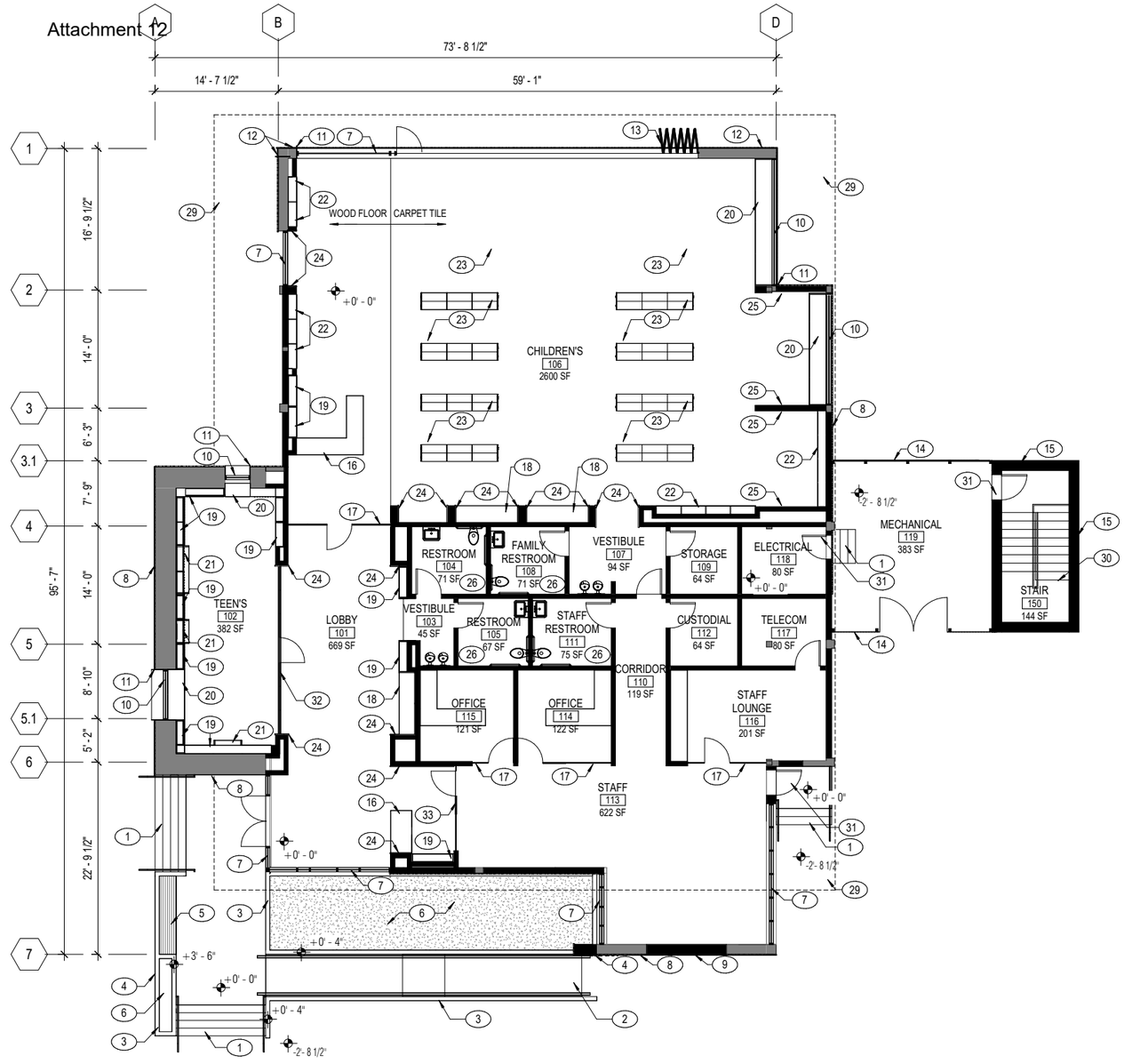
DATE	08/25/2023
SCALE	As indicated
JOB NO.	2023-01

SHEET NUMBER
A2.10

8/23/2023 12:05:57 PM



2 A2.20 PROPOSED FLOOR PLAN - BASEMENT LEVEL
1/8" = 1'-0"



1 A2.20 PROPOSED FLOOR PLAN - LEVEL 01
1/8" = 1'-0"

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR WALL, FLOOR, & CEILING FINISHES
2. ALL INTERIOR WALLS & PARTITIONS TO BE PTD GWB ON MTL STUDS UON
3. INSTALL (N) SUMP PUMP @ BASEMENT LEVEL, SEE PLUMBING NARRATIVE FOR ADDITIONAL INFORMATION

KEY NOTES

1. (N) STONE STAIR, LANDING & CUSTOM BRONZE HANDRAILS
2. (N) ACCESSIBLE STONE RAMP, LANDINGS & CUSTOM BRONZE RAILINGS
3. CONC SITE WALL W/ HORIZONTAL BOARD FORM FINISH
4. SIGNAGE W/ BRONZE LETTERING
5. BUILT-IN BENCH, W/ WESTERN RED CEDAR BOARDS
6. PLANTING AREA
7. THERMALLY BROKEN STEEL STOREFRONT, 9' TALL
8. WESTERN RED CEDAR W/ SHOU SUGI BAN FINISH OVER (E) WALL
9. WESTER N RED CEDAR RAINSCREEN W/ SHOU SUGI BAN FINISH OVER (N) INFILL WALL
10. THERMALLY BROKEN STEEL STOREFRONT WDW
11. 1/2" PTD ALUM SURROUND
12. ALUM WALL PANEL TO MATCH STOREFRONT
13. NANAWALL OPERABLE EXTERIOR STOREFRONT, 9' TALL
14. MECH ENCLOSURE 7' 0" TALL WESTERN RED CEDAR WITH SHOU SUGI BAN FINISH
15. WESTERN RED CEDAR RAINSCREEN W/ SHOU SUGI BAN FINISH OVER (N) CONCRETE WALL
16. CIRCULATION DESK W/ QUARTZ COUNTERTOP & PTD WD LOWER CABINETS
17. FRAMELESS GLASS PARTITION & DOOR
18. PTD WD LOWER CABINETS W/ QUARTZ COUNTERTOP
19. PTD WD BUILT-IN SHELVING, 56" TALL
20. BUILT-IN UPHOLSTERED SEATING W/ PTD SHELVING BELOW
21. SOLID BIRCH COUNTERTOP
22. PTD WD BUILT-IN SHELVING 42" TALL
23. COLLECTION STACKS, 42" TALL CANTILEVER MTL W/ PTD WD END PANELS & CANOPIES
24. 1 1/2" SOLID MAPLE WD SURROUND
25. VERTICAL SOLID MAPLE 1x2 WD SLATS @ 1.5" O.C. W/ BLACK ACOUSTIC FABRICK BACKER
26. ACCESSIBLE SINGLE OCCUPANCY RESTROOM
27. (N) CONCRETE WALL W/ XYPEX ADMIXTURE
28. XYPEX SURFACE TREATMENT ON ALL (E) CONC WALLS, SLABS, CEILINGS & COLUMNS
29. ROOF OVERHANG ABOVE
30. PREFAB MTL PAN STAIR & RAILINGS
31. HOLLOW MTL DR
32. FRAMELESS GLASS PARTITION & DOOR W/ CUSTOM GRAPHIC INTERLAYER
33. FRAMELESS GLASS PARTITION & DOOR, FROSTED

LEGEND

NEW WALL

EXISTING WALL

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MASTER PLAN

SHEET TITLE
FLOOR PLANS

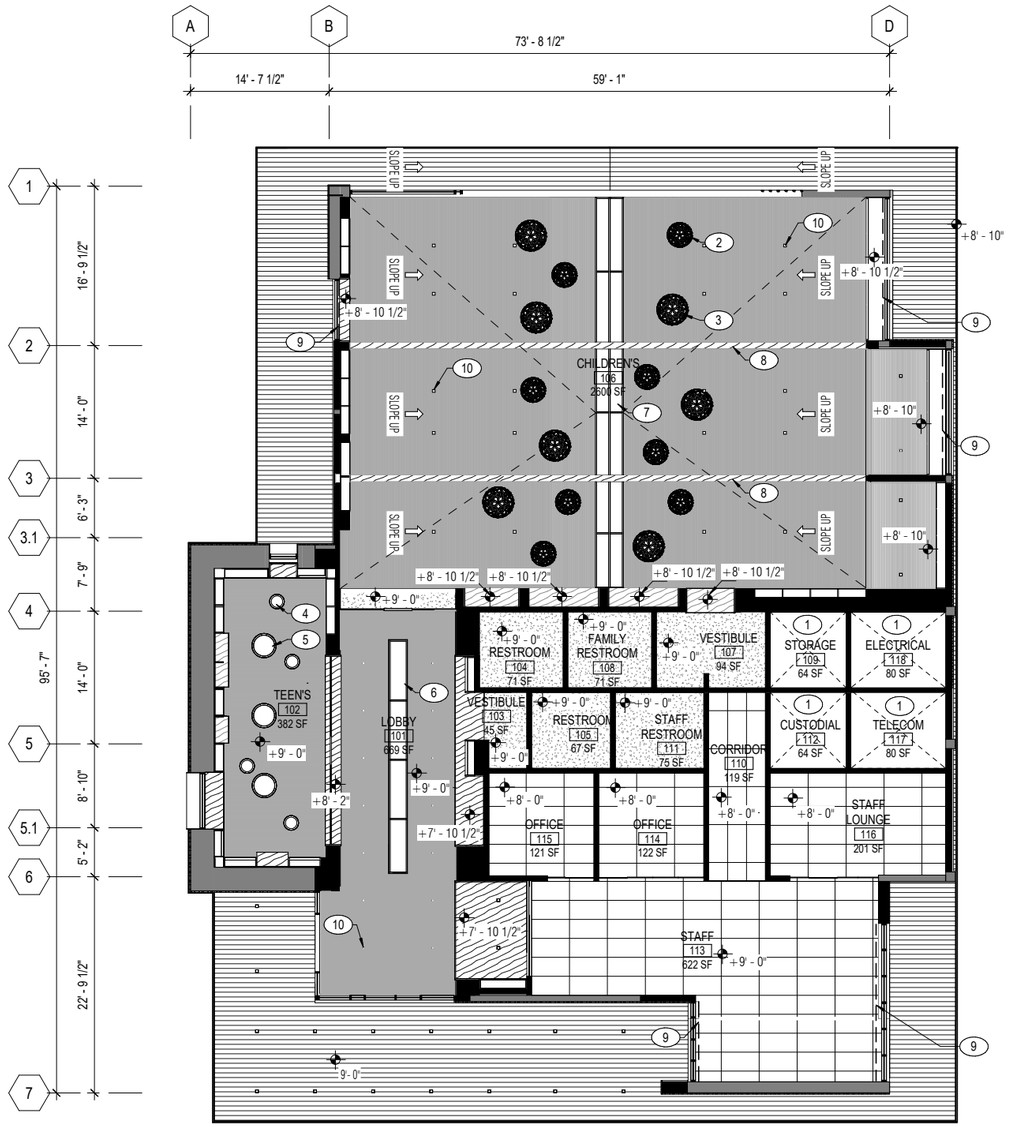
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NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
A2.20

8/29/2023 10:54:53 AM



1 A2.30 REFLECTED CEILING PLAN - LEVEL 01
1/8" = 1'-0"

GENERAL NOTES

1. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION
2. SEE THE ELECTRICAL NARRATIVE FOR ADDITIONAL INFORMATION
3. SEE MECHANICAL NARRATIVE FOR ADDITIONAL INFORMATION
4. PAINT ALL EXPOSED STRUCTURES, PIPES, DUCTS, CONDUIT & ALL OTHER EXPOSED ITEMS, TYP
5. ASSUME 4" x 48" RECESSED LINEAR LIGHTING FIXTURES @ 8' - 0" O.C. IN ALL ACOUSTIC CEILING TILE CEILINGS
6. ASSUME RECESED CAN LIGHTING @ 4' - 0" O.C. IN ALL GWB CEILINGS
7. ASSUME RECESED CAN LIGHTING @ 4' - 0" O.C. IN ALL WD SLAT CEILINGS & T&G WOOD SOFFITS

KEY NOTES

1. OPEN TO STRUCTURE ABOVE, PAINT EXPOSED BEAMS, ROOF DESK, CONDUIT, & DUCTWORK
2. DECORATIVE PENDANT FIXTURES, DIA 32", DAVID TRUBRIDGE DESIGN, FLO-0800
3. DECORATIVE PENDANT FIXTURES, DIA 40", DAVID TRUBRIDGE DESIGN, FLO-1000
4. SURFACE LIGHT FIXTURES, DIA 18 3/4", RAMOS & BASSOLS, VIBIA DUO-4870
5. SURFACE LIGHT FIXTURES, DIA 31", RAMOS & BASSOLS, VIBIA DUO-4872
6. (N) SLYLIGHT
7. (N) AUTOMATED SKYLIGHT
8. (E) WD BEAM, CLEAN & STAIN W/ CLEAR FINISH
9. ELECTRIC ROLLER SHADES, SED
10. RECESSED CAN LIGHTING IN WD SLAT CEILING

RCP FINISH LEGEND

- 2X4 ACOUSTIC CEILING TILE, ARMSTRONG OPTIMA
- PTD GWB CEILING, SUSPENDED, UON
- T&G WESTERN RED CEDAR SOFFIT
- 1X2 SOLID MAPLE WD SLATS @1.5" O.C., W/ BLACK ACOUSTIC FABRIC BACKING, SEE RCP FOR DIRECTION OF WD SLATS
- VENEER WD SOFFIT

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MASTER PLAN

SHEET TITLE
REFLECTED CEILING PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	1/8" = 1'-0"
JOB NO.	2023-01

SHEET NUMBER
A2.30

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Attachment 12

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS	AREA
001	STORAGE	(E) CONC SLAB	N/A	CONC	OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES	1460 SF
050	STAIR	PRECAST CONC	N/A	CONC	OPEN TO STRUCTURE	XYPEX SURFACE TREATMENT ON ALL (E) CONC SURFACES	144 SF
101	LOBBY	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.		669 SF
102	TEEN'S	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.		382 SF
103	VESTIBULE	WOOD FLOOR	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		45 SF
104	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
105	RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		67 SF
106	CHILDREN'S	WOOD FLOOR & CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	1X2 SOLID MAPLE ACOUSTIC WOOD SLATS @ 1.5" O.C.	SEE FLOOR PLAN FOR EXTENTS OF FLOORING	2600 SF
107	VESTIBULE	CARPET TILE	1X4 WOOD BASE, PTD	PTD GWB, LEVEL 5	PTD GWB, LEVEL 5		94 SF
108	FAMILY RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		71 SF
109	STORAGE	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
110	CORRIDOR	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		119 SF
111	STAFF RESTROOM	TILE	TILE	TILE	PTD GWB, LEVEL 4		75 SF
112	CUSTODIAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		64 SF
113	STAFF	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		622 SF
114	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		122 SF
115	OFFICE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		121 SF
116	STAFF LOUNGE	CARPET TILE	RUBBER BASE	PTD GWB, LEVEL 4	24" X 48" ACOUSTIC CLG TILE		201 SF
117	TELECOM	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
118	ELECTRICAL	POLISH (E) CONC SLAB	RUBBER BASE	PTD GWB, LEVEL 3	OPEN TO STRUCTURE		80 SF
119	MECHANICAL	N/A	N/A	N/A	N/A	SEE SITE PLAN	383 SF
150	STAIR	PRECAST CONC	N/A	CONC	OPEN TO STRUCTURE		144 SF

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ROOM FINISH
SCHEDULE

△ REVISIONS

NO.	DATE	DESCRIPTION

DATE	08/25/2023
SCALE	
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Grace MacGowan Cooke


INFORMATION

Attachment 12

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CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
PUBLIC HEARINGS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Justin Ono, City Forester
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	Adopt Resolution 2024-025 declaring a dead Monterey pine tree on private property, at the southeast corner of Casanova Street and Eleventh Avenue, a Public Nuisance and establishing a subsequent Public Hearing on May 7, 2024

RECOMMENDATION:

Staff recommends that the City Council:

1. Initiate a Nuisance Abatement and adopt Resolution 2024-025 (**Attachment 1**) declaring the dead tree on APN 010-1840-090-00 a Public Nuisance.
2. Establish the date of a subsequent Public Hearing on May 7, 2024 when objections to the removal of the nuisance may be heard.

BACKGROUND/SUMMARY:

In accordance with Carmel Municipal Code (CMC) Section 17.48.130, trees, shrubs, and other plants growing on private property may be declared a public nuisance by the City Forester if the plants are infested, diseased, dead, or present any danger to persons or property. Such public nuisances must be removed as directed by the City Forester.

The private property located at the southeast corner of Casanova Street and Eleventh Avenue, belonging to the Estate of Eric Stoesser Trust, contains a dead, 75-foot-tall Monterey pine tree that leans toward the public right-of-way. This dead tree must be promptly removed for public safety, at the expense of the property owner.

To initiate the nuisance abatement process, the Public Works/Forestry Division attempted to contact the owner of this property multiple times, as recently as December 13, 2023 by certified mail. Although this notice was sent to the property owner's last address of record, a response was not received within 30 days. The letter was returned with a label indicating the recipient no longer lives at that address. As such, adequate notice has been given to the property owner, but the nuisance has not yet been abated.

Following the adoption of Resolution 2024-025 declaring the tree a Public Nuisance, the next step in this process is for the City Forester to post on said property three notices, titled "Notice to Abate Public Nuisance," at least five days prior to a subsequent Public Hearing, when Council may hear objections to the

abatement of the nuisance.

In case no protests or objections have been received at the subsequent Public Hearing, scheduled for May 7, 2024, the City Council shall adopt a second resolution ordering the City Forester to abate the nuisance by having the dead tree removed. Staff will keep an account of all actual costs of abatement, which must be reimbursed by the property owner per CMC 17.48.130.

Environmental Evaluation

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

FISCAL IMPACT:

All expenses incurred from the removal and cleanup of the nuisance tree will be at the property owner's expense.

PRIOR CITY COUNCIL ACTION:

None.

ATTACHMENTS:

Attachment 1) Resolution 2024-025

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2024-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DECLARING A DEAD MONTEREY PINE TREE ON PRIVATE PROPERTY, AT THE SOUTHEAST CORNER OF CASANOVA STREET AND ELEVENTH AVENUE, A PUBLIC NUISANCE AND ESTABLISHING A SUBSEQUENT PUBLIC HEARING ON MAY 7, 2024

WHEREAS, Carmel Municipal Code (CMC) 17.48.130 indicates trees, shrubs, and other plants growing on private property may be declared a nuisance by the City Forester if the plants are infested, diseased, dead, or present any danger to persons or property; and

WHEREAS, the dead Monterey pine on the private property, at the southeast corner of Casanova Street and Eleventh Avenue, has been identified to be a public nuisance by the City Forester; and

WHEREAS, on December 13, 2023, the City Forester attempted to contact the property owner regarding the public nuisance via certified mail to the property owner's last address of record, but the Forester did not receive a response within 30 days, and the nuisance has not been abated; and

WHEREAS, per CMC 17.48.130, the City Forester must notify the City Council if a public nuisance has not been abated within the allocated time; and

WHEREAS, a copy of the resolution has been mailed to the property owner at least 10 days prior to a Nuisance Hearing, and the Public Hearing has been publicly noticed; and

WHEREAS, the public nuisance on the aforementioned private property must be abated at the property owner's expense.

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:

1) Declare the dead tree on private property at APN 010-1840-090-00 at the southeast corner of Casanova Street and Eleventh Avenue a Public Nuisance.
2) Establish a subsequent Public Hearing on May 7, 2024.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 2nd day of April, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Dave Potter, Mayor Nova Romero, MMC, City Clerk

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
PUBLIC HEARINGS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	**APP 24036 (Chadwick)**: Consideration of an Appeal of the Planning Commission's decision to deny a Track 1 Design Study referral (DS 23-108) and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

RECOMMENDATION:

Adopt a Resolution 2024-026 (**attachment 1**) denying the Appeal (APP 24036) by Art and Farah Chadwick and uphold the Planning Commission's decision of the denial of a Track 1 Design Study (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue as found in Resolution 2024-003-PC.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

The applicant is proposing to construct a four-foot-high driveway gate at a recently constructed single-family residence (DS 15-217, Chadwick; building permit finaled November 4, 2021) on a 4,006 square foot lot. The project was referred to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single-family residences based on findings that driveway gates conflict with the Residential Design Guidelines. The Planning Commission denied the request and the applicant filed a timely appeal for consideration by the City Council.

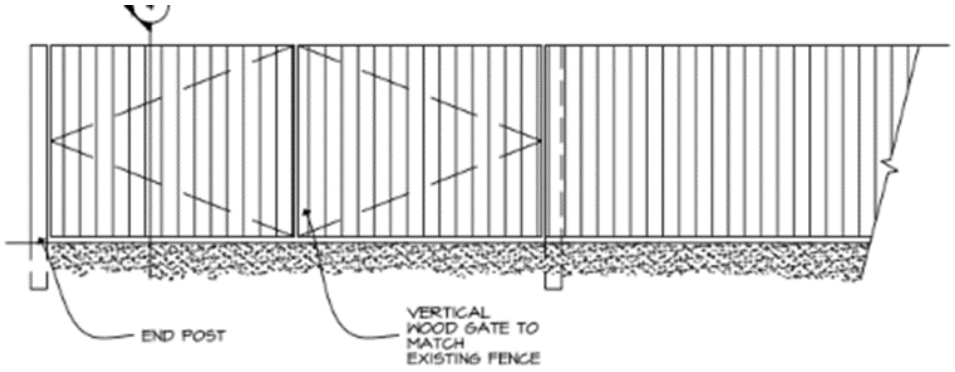
BACKGROUND/SUMMARY

The project site is developed with a 2,072 square-foot, two-story residence with basement. The site is 4,006 square feet in size and the floor area of the residence is non-conforming. The applicant is requesting approval to construct a four-foot-high inward swinging driveway gate.

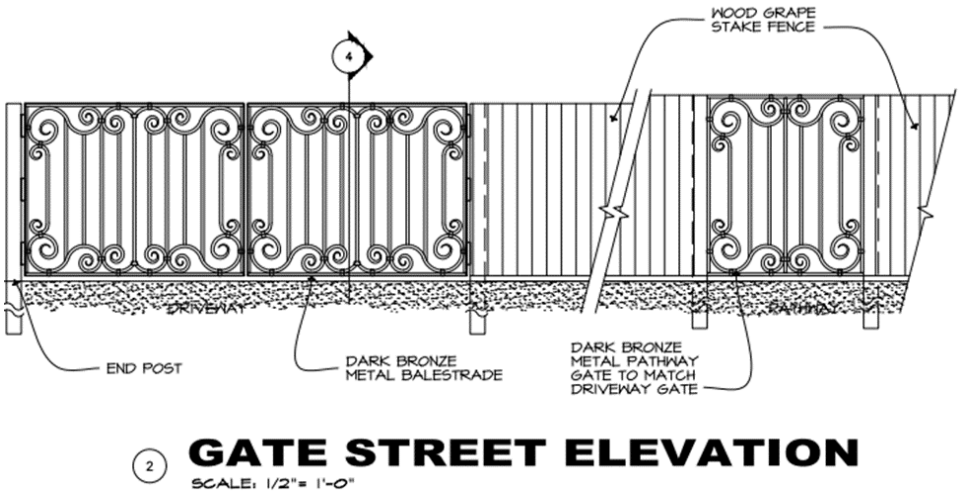
This item was initially scheduled at the July 12, 2023 Planning Commission hearing, however, the applicant requested a continuance following the publication of the staff report to revise the project. The application was re-agendized for the January 24, 2024 Planning Commission hearing following additional requests for continuances by the applicant. The January 24, 2024 staff report and the July 12th staff report were

substantially similar as the revised plans did not substantially change the analysis or recommendation.

In the proposal for the July 12, 2023 hearing, the driveway gate was designed as a continuation of the existing solid wood fence that was approved as part of the previous design study (DS 15-217) and be supported by metal posts. Staff referred this Track 1 Design Study to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single family residences.



On November 10, 2023, the applicant submitted revised plans in an effort to address some of the issues described in the July 2023 staff report and has proposed bronze gate elements (driveway and pedestrian) designed in an ornate and decorative fashion.



Ultimately, the Planning Commission rejected both design proposals and adopted a Resolution, Resolution 2024-003-PC, denying the installation of the driveway gate. The staff report from the January 24, 2024 Planning Commission meeting provides a detailed analysis for the decision (click here for the January 24, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

On February 6, 2024, Carla Hashimoto submitted a timely appeal on behalf of the property owners, Art and Farah Chadwick (refer to **Attachment 3**). As the project site is located in the Beach and Riparian Overlay (Coastal Commission Appeal Jurisdiction), no fee was charged to the appellant in accordance with CMC 17.54.050.A.4.

STAFF ANALYSIS

Design Guidelines and Zoning Standards

Neither the zoning code nor Residential Design Guidelines explicitly address driveway gates. These documents address "fences" and "gates" separately, however, they do not address "driveway gates" specifically. Department and Planning Commission practice has been to align driveway gates with fences in the application of height limits, and their treatment and application of the Residential Design Guidelines as a driveway gate functions as an extension of a fence, more than a the pedestrian gate which is described in Residential Design Guidelines 11.6-11.7, "gates and arbors". The Planning Commission denied the request for the installation of the driveway gate finding that the inclusion of the feature is inconsistent with the Residential Design Guidelines and design objectives for the R-1 Zoning District.

Appeal

The Appellant has provided their ground for their appeal as an attachment to their formal appeal (refer to Attachment 3). In summary, their grounds for the appeal are:

1. This section of Scenic Road is unique in that is the only area with houses between Scenic Road and the Beach;
2. Exceptions and setting precedent;
3. Safety and Security;
4. Architectural Compatibility;
5. Vehicular Access;
6. Fence Design and Privacy.

All of the points listed in the grounds for appeal (Attachment 3) were argued at the January 24, 2024 Planning Commission hearing by the appellant, or were discussed by the Planning Commission and no new information has been presented that would not previously considered by the Planning Commission.

The City Council has generally taken the position to uphold the junior board's or commission's decision on matters on appeal, and as no new information has been presented that was not already considered by the Planning Commission, staff recommends the Council deny the appeal and uphold the Planning Commission decision as found in Resolution 2024-003-PC.

Alternatives

While privacy, safety, and the desire to have a fenced in front yard is typically cited as the primary desire to have a fence located across the front property line, a common alternative that excludes a driveway gate has been to return the fence line toward the house and run a fence parallel to the driveway –thus creating an enclosed front yard area. This could include a combination of open fencing and landscape to create a barrier/enclosure.

If the Council wishes to explore options for permitting a driveway gate, staff recommends providing findings specific to this project regarding the installation of the fence and gate and staff can prepare a revised resolution.

ENVIRONMENTAL REVIEW:

According to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves. If the Council directs staff to return with a resolution approving a driveway gate or provides alternative direction, the appropriate CEQA analysis will be completed for the proposed project.

FISCAL IMPACT:

None for this action. While no separate appeal fee was charged for this appeal application in accordance with CMC 17.54.050.A.4, the time and materials necessary for the processing of the application was previously allocated in the FY23/24 budget.

PRIOR CITY COUNCIL ACTION:

None for this action. An appeal by a neighbor was considered by the Council in 2016, as well as an Appeal by the property owner also considered by the Council in 2016 for the associated Design Study for the construction of the existing residence. However, the Council has not considered or acted upon the consideration of the subject driveway gate. Additionally, to staff's knowledge, the Council has not independently considered policy direction on the matter of driveway gates. The Council's position on matters on appeal has been to side with the junior board or commission who is more familiar with the policy documents, findings, and evidence that informed the initial decision of the matter on appeal.

ATTACHMENTS:

Attachment 1) Resolution 2024-026
Attachment 2) Planning Commission Resolution: Reso. 2024-003-PC
Attachment 3) Appellant's Appeal Form and Supporting Documents
Attachment 4) Project Plans

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2024-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL (APP 24036) BY ART AND FARAH CHADWICK UPHOLDING THE PLANNING COMMISSION'S DECISION TO DENY A TRACK 1 DESIGN STUDY (DS 23-108, CHADWICK) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A DRIVEWAY GATE LOCATED ON SCENIC ROAD 2 NORTHWEST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY AS FOUND IN RESOLUTION 2024-003-PC. APN: 010-321-026

WHEREAS, on April 18, 2023, Carla Hashimoto, on behalf of Eric Miller Architects, INC, ("Applicant") submitted an application on behalf of Art and Farah Chadwick ("Owner(s)") requesting approval of Track 1 Design Study application DS 23-108 (Chadwick) and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Scenic Road 2 NW of 8th Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing to construct a four-foot-tall driveway gate; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission; and

WHEREAS, on January 24, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, on January 24, 2024, the Planning Commission adopted Resolution 2024-003-PC, denying a Track 1 Design Study Application and Associated Coastal Development Permit for the installation of a driveway gate; and

WHEREAS, on February 6, 2024, a timely appeal was filed with the City Clerk (APP 24036) by Carla Hashimoto ("Applicant") on behalf of property owner, Art and Farah Chadwick ((("Owner(s)") and ("Appellant")), requesting reconsideration by the City Council of the Planning Commission's denial of the Application; and

WHEREAS, on April 2, 2024, the City Council held a de novo hearing to consider the appeal

and Application; and

WHEREAS, on April 2, 2024, the City Council held a duly noticed public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the project; and

WHEREAS, the City Council finds that:

1. The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not a consistent part of the neighborhood character and the proposed solid gate disrupts the pattern of open space resources, and
2. The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and would diminish the open space resources at the front of the property

as also found in Planning Commission Resolution 2024-003-PC; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the City Council at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, according to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.; and

WHEREAS, consideration of a Coastal Development Permit is required in accordance with Carmel Municipal Code Section 17.52.100.D.2 (Limits on Exemptions for Single-Family Residences and other Improvements) as the subject property is located in the Beach and Riparian Overlay District and is located west of Carmel Street; and

WHEREAS, no appeal fee was charged or assessed for consideration of the appeal in accordance with CMC 17.54.050.A.4, and

WHEREAS, notice of the public hearing was published on December 24, 2021, in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, the City Council did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** the appeal by Art and Farah Chadwick (APP 24036) and uphold the January 24, 2024 Planning Commission decision to deny the Track 1 Design Study (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue as found in Resolution 2024-003-PC.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 2nd day of April, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Dave Potter
Mayor

Nova Romero
City Clerk

DocuSign Envelope ID: BDD2505A-80EC-4D93-A745-1890FDD1E7FB

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-003-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING A TRACK 1 DESIGN STUDY APPLICATION AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE INSTALLATION OF A DRIVEWAY GATE LOCATED ON SCENIC ROAD 2 NORTHWEST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-321-026

WHEREAS, on April 18, 2023, Carla Hashimoto, on behalf of Eric Miller Architects, INC, ("Applicant") submitted an application on behalf of Art and Farah Chadwick ("Owner") requesting approval of Track 1 Design Study application DS 23-108 (Chadwick) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Scenic Road 2 NW of 8th Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing to construct a four-foot-tall driveway gate; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission; and

WHEREAS, a Coastal Development Permit is required in accordance with Carmel Municipal Code Section 17.52.100.D.2 (Limits on Exemptions for Single-Family Residences and other Improvements) as the subject property is located in the Beach and Riparian Overlay District and is located west of Carmel Street; and

WHEREAS, on January 12, 2024, a notice of the public hearing scheduled for January 24, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 14, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on January 24, 2023, the Planning Commission held a public hearing to

receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, according to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding Design Study Application DS 23-108 (Chadwick):

1) The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not a consistent part of the neighborhood character and the proposed solid gate disrupts the pattern of open space resources.

2) The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and would diminish the open space resources at the front of the property.

BE IT FURTHER RESOLVED, all unpermitted right-of-way encroachments including but not limited to boulder, rocks, logs, stepping-stones shall be removed within 30 calendar days from the date of this action. Failure to remove the unpermitted encroachments by the deadline shall result in enforcement action by the Code Compliance Division; and

DocuSign Envelope ID: BDD2505A-80EC-4D93-A745-1890FDD1E7FB

Attachment 2

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **DENY** a Track 1 Minor Design Study referral (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of January, 2024, by the following vote:

AYES: Allen, Delves, Karapetkov, LePage

NOES:

ABSENT: Locke

ABSTAIN:

APPROVED:

DocuSigned by:
M. LePage
0C7AAE8309C34D0...

Michael LePage
Chair

ATTEST:

DocuSigned by:
Leah R. Young
2900DA9BEC1C495...

Leah Young
Planning Commission Secretary

DocuSign Envelope ID: 65926ED2-DEE6-48EF-991E-8F38D5D380F1

CITY OF CARMEL-BY-THE-SEA APPEAL FORM

Attachment 3

*Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 calendar days following the date of action** and paying the required filing fee as established by City Council resolution.*

*Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 working days following the date of action** and paying the required filing fee as established by City Council resolution.*

City of Carmel-By-The-Sea
FEB 06 2024
Office of the City Clerk

Art and Farah Chadwick
Name of Appellant

[redacted]
Mailing Address of Appellant

[redacted] [redacted]
Phone Number Email address

Send correspondence to the following party (if different than Appellant):

City of Carmel-By-The-Sea
FEB 06 2024
Office of the City Clerk
no fee

Carla Hashimoto, Eric Miller Architects
Name

211 Hoffman Avenue, Monterey, CA 93940
Mailing Address

831-372-0410 carla@ericmillerarchitects.com
Phone Number Email address

Planning Commission
Commission, Board, Official or Department whose action is being appealed

Physical location of property involved (street location or address): Scenic 2 NW 8th

Lot	Block	APN
Lot 10 & 11	C2	010-312-026-000

Date of decision being appealed: January 24, 2024

Specific action or decision being appealed: Denied the Design Study DS 23-108 to install a driveway gate.

Grounds for appeal (attach additional pages if necessary):
See attached pages.

DocuSigned by:
[redacted]
38FE35A3A57648A...
Signature of Appellant

Reference Chapter 17.54 of the Carmel-by-the-Sea Municipal Code "Appeals"

revised 1/2020

APPEAL FOR DS23-108

GROUNDS FOR APPEAL:

The grounds for appeal are multi-fold in that the City of Carmel-by-the-Sea has no restrictions for driveway gates addressed in their design guidelines.

- The section of Scenic Road between Ocean Avenue and 8th Avenue is unique in that it is the only area with houses between Scenic Road and the beach which creates the issue of safety for residents along this street.
- The Commission is concerned about making an exception to the rule, but all the homes on Scenic are on the east side of the road, whereas this stretch has Scenic walkers directly in front of the house. The approval of a gate in this location would not set a precedence for gates throughout the City. This block between Ocean and 8th Avenue is already an exception as you can see by photos. Almost all homes on this section of Scenic Road have gates, or totally enclosed driveways, for the very reason that it is needed on the Chadwick site to keep onlookers from walking onto the property. The Chadwick property is the first open property along Scenic that is not protected by gates. The recommendation for a metal gate adjacent to the driveway enclosing the front yard would not deter trespassers from going down the driveway.
- The location poses security and safety issues due to numerous trespassers and tourist requests to enter the house. The owner's health and safety are threatened. Onlookers are extremely rude asking to use the bathroom and to see inside the house. They casually walk into the backyard, peering into the windows.
- A metal gate in the architectural style of the home would complement the existing property while allowing visibility to the site and owner security from trespassers. The gate design will be very open so it will not appear as a "closed compound" which was a concern of the Commissioners.
- A sliding metal gate would allow parking of a car in the driveway and pedestrian access down the driveway. The pathway gate would be changed from wood to metal matching the driveway gate. The addition of stone columns surrounding the metal pedestrian gate would follow one of the Commissioner's suggestions that stone looks better than wood.
- The metal gates would allow those passing by to enjoy a view of the home and yard from the street while deterring pedestrians from trespassing onto the property.

DS 23-108

SCENIC ROAD STREET ELEVATIONS - WEST SIDE

Attachment 3

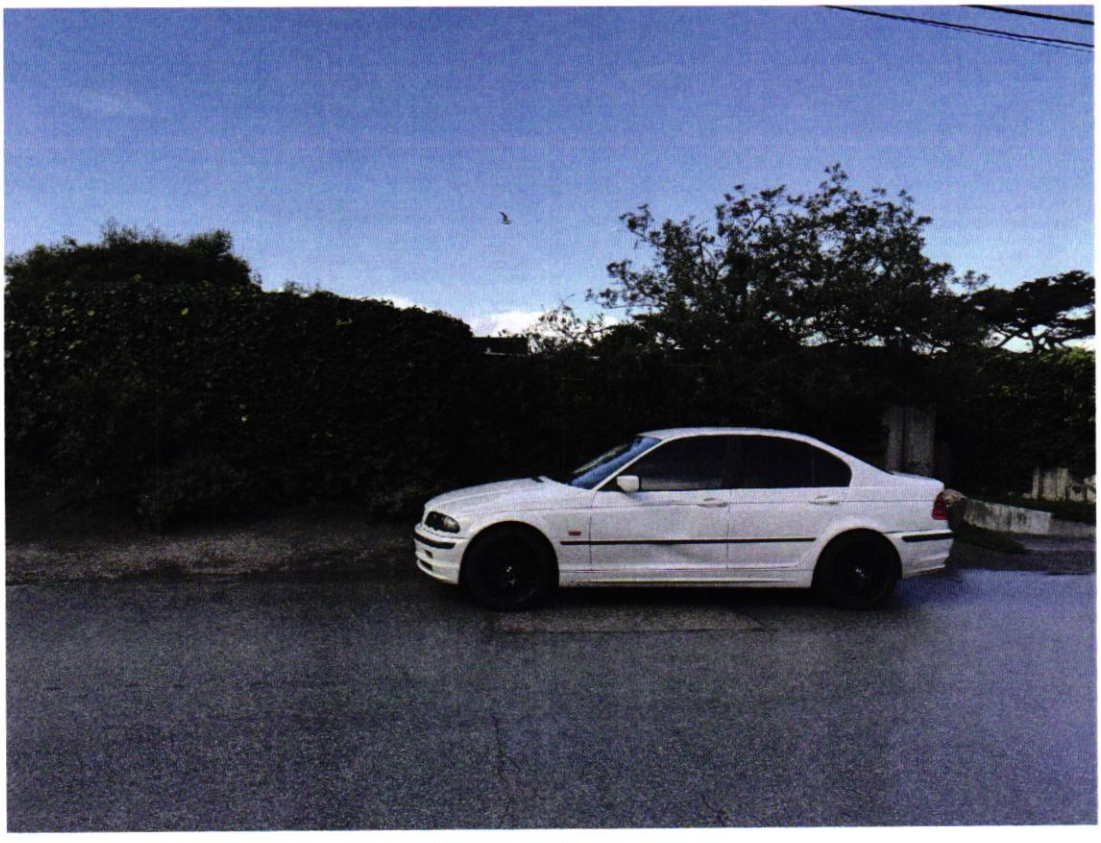




DS 23-108

SCENIC ROAD STREET ELEVATIONS - WEST SIDE

Attachment 3





DS 23-108

SCENIC ROAD STREET ELEVATIONS - WEST SIDE

Attachment 3





DS 23-108

SCENIC ROAD STREET ELEVATIONS - EAST SIDE

Attachment 3



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Attachment 4

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SWINGING WOOD GATE AT THE DRIVEWAY. GATE SHALL MATCH EXISTING WOOD FENCE AND PATHWAY GATE.

ALL EXISTING SITE CONDITIONS TO REMAIN. REMOVAL OF EXISTING BOULDERS IN FRONT RIGHT OF WAY.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.

ZONING: R-1, BR DISTRICT

BLOCK: C-2

LOTS: 10 & 11

A.P.N.: 010-312-026-000

SITE & BUILDING STANDARDS

	ALLOWED	EXISTING
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'

UTILITIES

1. ELECTRICAL : PACIFIC GAS & ELECTRIC

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940 PH:
831-372-0410

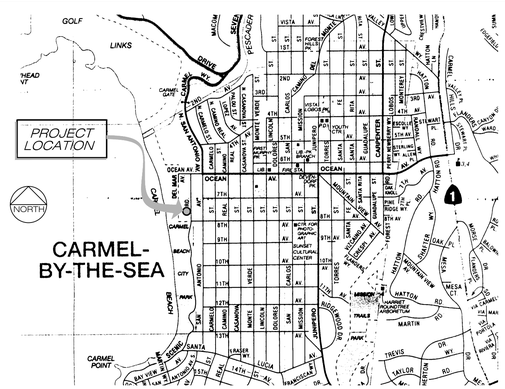
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ARCHITECTURAL

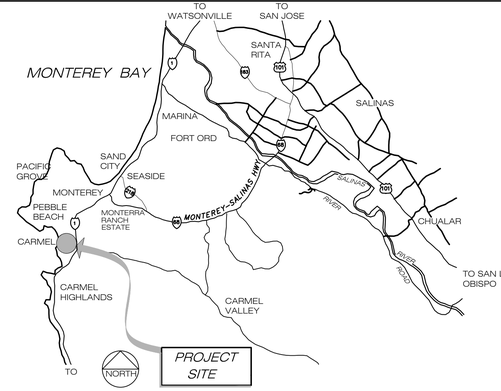
A-1 TITLE SHEET

A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 5/30/2023

SCALE: N.T.S.

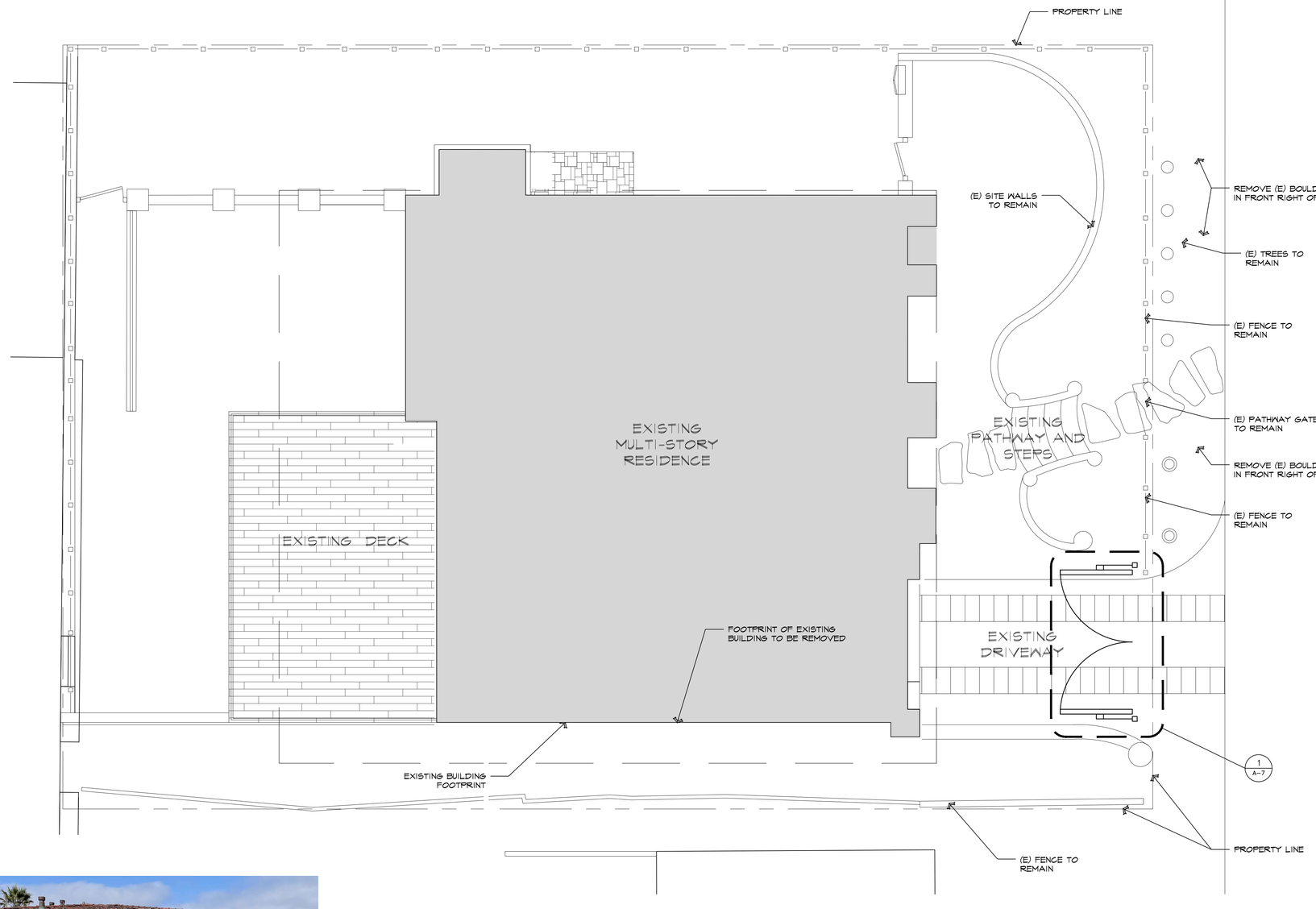
DRAWN: CJH

JOB NUMBER: 14.34

A-1

SHEET OF

Attachment 4





EXISTING STREET ELEVATION

N

SITE PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

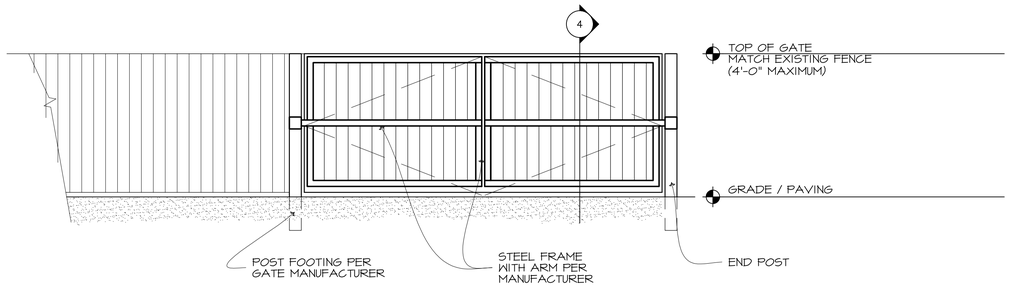
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SCALE:	1/4" = 1'-0"
DRAWN:	CJH
JOB NUMBER:	1434

A-2

SHEET OF

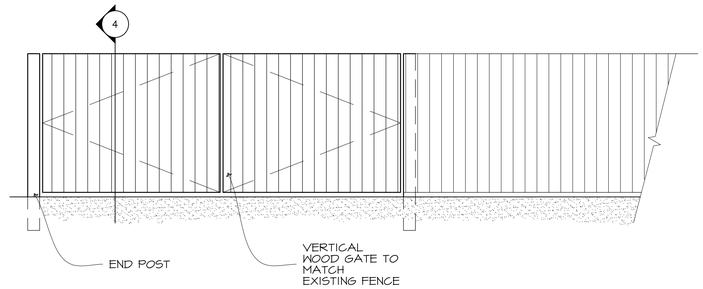
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CD



3 GATE FRAME ELEVATION

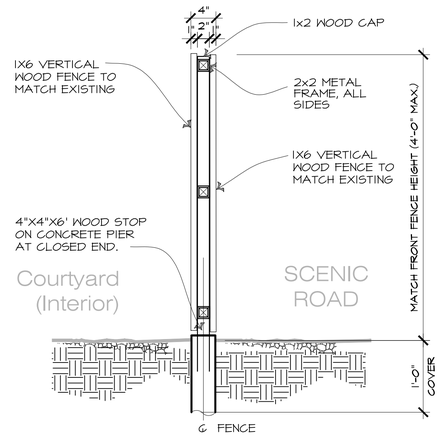
SCALE: 1/2"= 1'-0"



2 GATE STREET ELEVATION

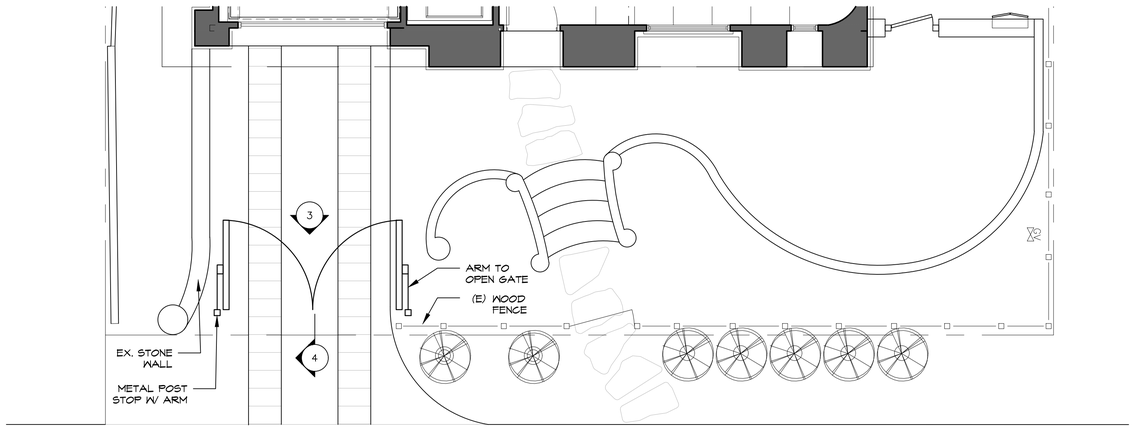
SCALE: 1/2"= 1'-0"

Attachment 4



4 GATE DETAIL

SCALE: 1"= 1'-0"



2

1 PROPOSED GATE PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

N

REVISION | No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 5/30/2023
SCALE: VARIES
DRAWN: CJH
JOB NUMBER: 14.34

A-7
SHEET OF

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CD

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SWINGING WOOD GATE AT THE DRIVEWAY. GATE SHALL MATCH EXISTING WOOD FENCE AND PATHWAY GATE.

ALL EXISTING SITE CONDITIONS TO REMAIN. REMOVAL OF EXISTING BOULDERS IN FRONT RIGHT OF WAY.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.

ZONING: R-1, BR DISTRICT

BLOCK: C-2

LOTS: 10 & 11

A.P.N.: 010-312-026-000

SITE & BUILDING STANDARDS

	ALLOWED	EXISTING
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'

UTILITIES

1. ELECTRICAL : PACIFIC GAS & ELECTRIC

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940 PH:
831-372-0410

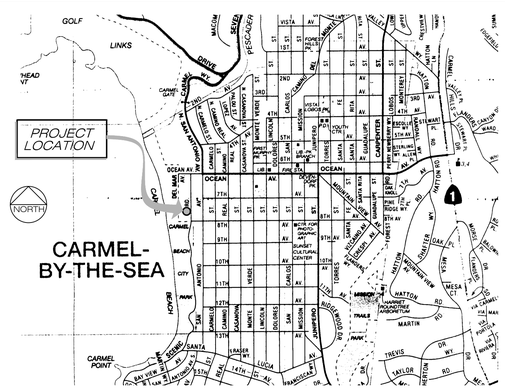
SHEET INDEX

ARCHITECTURAL

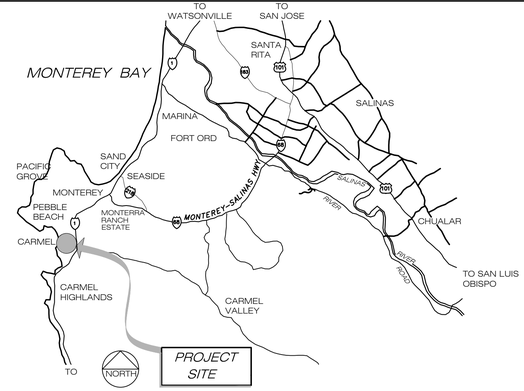
A-1 TITLE SHEET

A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

LOCATION MAP



VICINITY MAP



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Attachment 4

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 11/8/2023

SCALE: N.T.S.

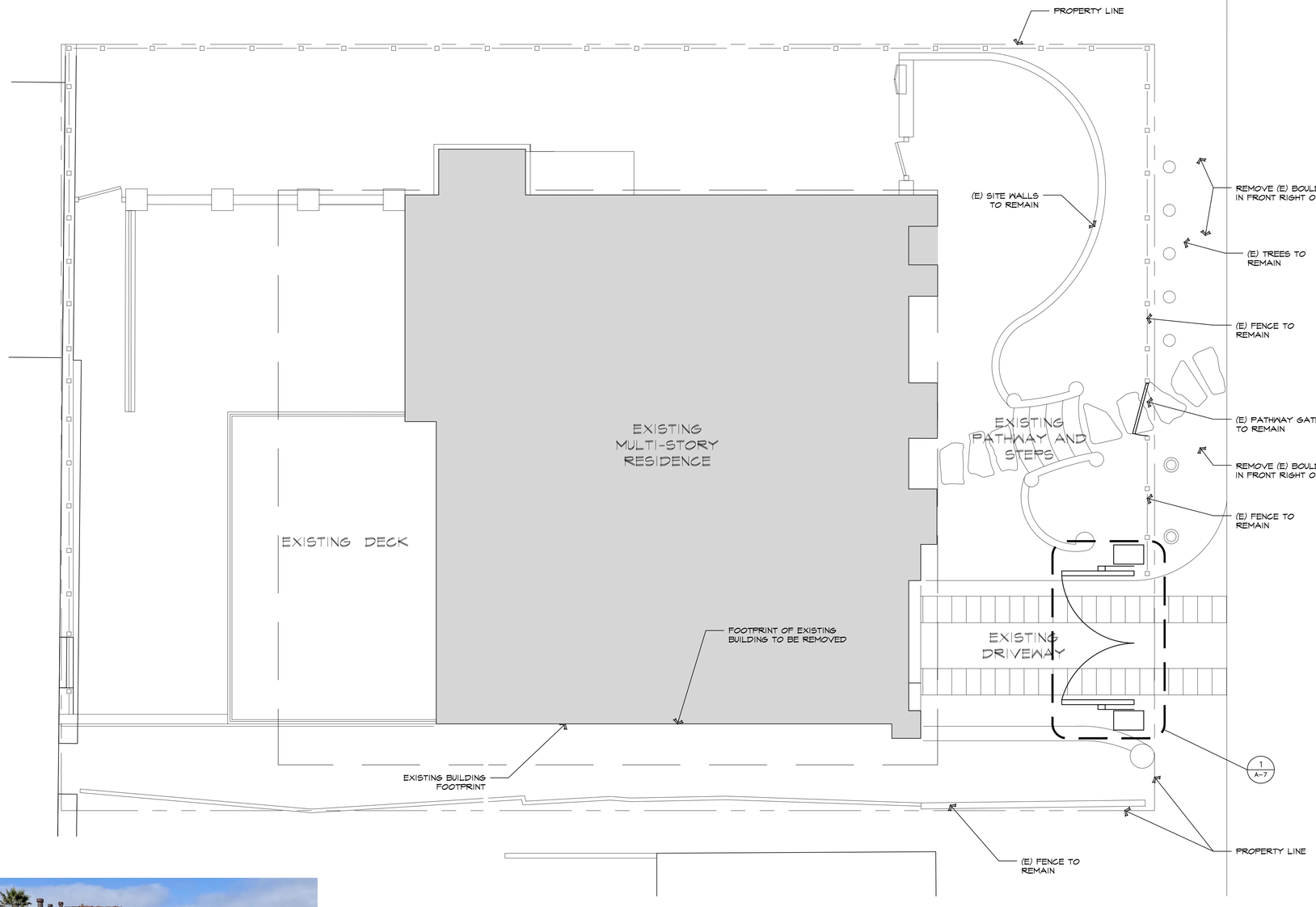
DRAWN: CJH

JOB NUMBER: 14.34

A-1

SHEET OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS





EXISTING STREET ELEVATION

N

SITE PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

REVISION	No.

CONSULTANT:

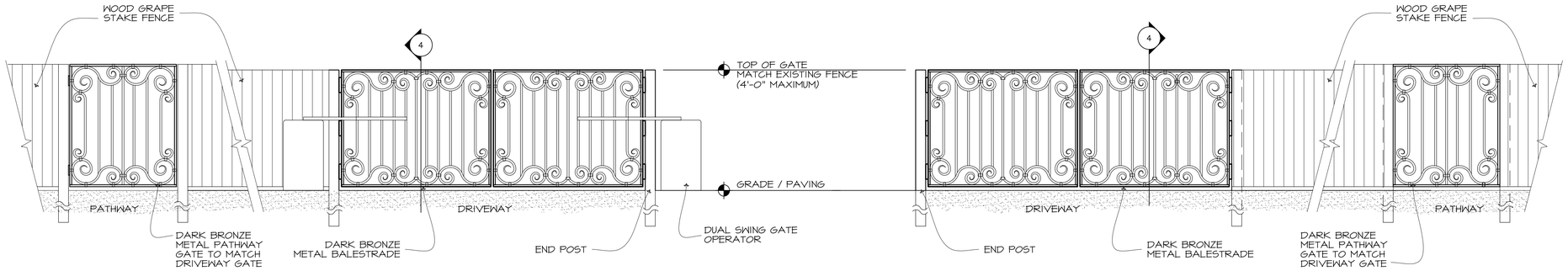
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 11/8/2023
SCALE: 1/4" = 1'-0"
DRAWN: CJH
JOB NUMBER: 1434

A-2
SHEET OF



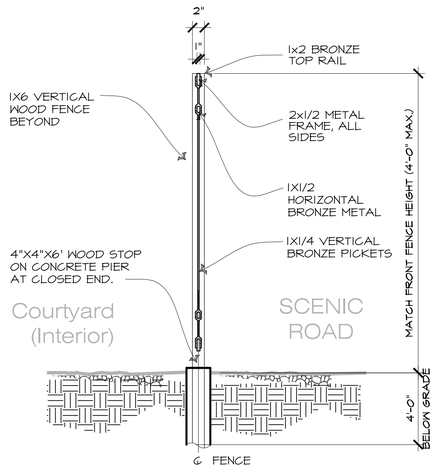
3 GATE INTERIOR ELEVATION

SCALE: 1/2"= 1'-0"

2 GATE STREET ELEVATION

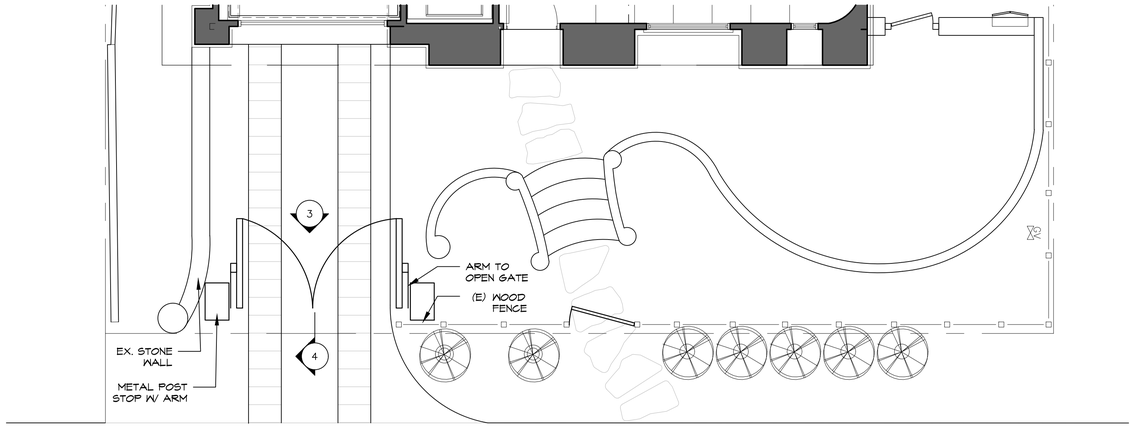
SCALE: 1/2"= 1'-0"

Attachment 4



4 GATE DETAIL

SCALE: 1"= 1'-0"



1 PROPOSED GATE PLAN

SCALE: 1/4"= 1'-0"

0 4' 8'

N

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CD

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic, 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	11/8/2023
SCALE:	VARIES
DRAWN:	CJH
JOB NUMBER:	14.34

A-7

SHEET OF

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
PUBLIC HEARINGS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Brandon Swanson, Community Planning & Building Director
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	**DS 21-186 (Melani):** Appeal by Krista Ostoich, Esq., on Behalf of James and Marion Melani, from the January 24, 2024 decision of the Planning Commission to deny the after-the-fact rebuilding of a non-conforming structure that was torn down and rebuilt with the same non-conforming setbacks. The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

RECOMMENDATION:

Adopt Resolution 2024-027 (**Attachment 1**) to deny an appeal by Adam Jeselnick on behalf of James and Marion Melani from the January 24, 2024 decision of the Planning Commission to deny the after-the-fact rebuilding of a non-conforming that was torn down and rebuilt with the same non-conforming setbacks. The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

BACKGROUND/SUMMARY:

EXECUTIVE SUMMARY

This item was heard as a Director's referral by the Planning Commission in December 2023, and January, 2024. The Commission was asked to consider whether the removal and reconstruction of a building with a non-conforming setback due to rotted framing should be considered "repair" and allowed to remain, or considered "demolition" and made to comply with existing development standards. Ultimately, the Planning Commission determined that the work performed constituted "demolition" of a non-conformity, and required the applicant to modify the work that had been completed to comply with the City's current development standards.

BACKGROUND AND PROJECT DESCRIPTION

On October 1st, 2021, Design Study 21-186 (Melani) was approved as a Track 1 project at the staff level. Through the completeness review process (**Attachment 2**), the applicant was made aware of non-conforming walls along the south elevation of the home (Note item #2 on cover page and Sheet A-4 of the staff marked plans). However, the approval at the time was only for minor exterior modifications to an existing single family residence, with a non-conforming composite setback. This approval was amended on May 2nd, 2022 to add additional doors and windows, but no further demolition. At the time, it was not

proposed to remove the non-conforming sections of walls, and the total amount of proposed walls being removed was less than 50% of the total building, which meant that the project was not considered a "demolition" as defined in CMC 17.70.020.

Following project approval and prior to commencing work, the applicant team, comprised of the architect, contractor and property owners, was again made aware in person and in writing on separate occasion that non-conforming walls, which were not part the approved plans, must remain in place. The applicant team was further informed that if these non-conforming portions of the home were demolished, that they would have to be brought back into compliance in accordance with CMC Section 17.36.040.D and 17.36.040.E which say (respectively):

D. The demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures.

E. The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.

Construction activities commenced at the site following these meetings with Planning Staff. Subsequently, during a later building inspection, it was discovered that the scope of construction had far exceeded what was approved in the building plans, as nearly all of the framing in the entire house, including the floor joists, had been demolished and replaced, along with some additional foundation work that was not previously approved. Pictures of the work along the south side of the building are included as **Attachment 3**. It should also be noted that the property owners received and signed the Conditions of Approval, which include Condition #7 that requires any modifications to the approved plans to be submitted to the City prior to commencing work (**Attachment 4**).

Upon discovery of the unpermitted work, staff issued a Stop Work Order, and contacted the applicant team. Staff was informed that the scope of the permit was exceeded due to the discovery of rotted framing and damage to the foundation. At the time, no amendments or applications had been received by the City for this additional work to repair or replace the damaged framing and foundation. Staff informed the applicant team that the ramification of this demolition was that the non-conforming setbacks now needed to be corrected, which would require the new construction to be removed, and new plans drawn to reconfigure the floorplan. **Attachment 2** shows the extent of walls that would have to be removed in order to comply with the composite setback (areas outlined in red).

After being informed of this issue, the applicant team requested that the requirement to correct the non-conformity not be enforced, due to the large amount of dry rot and damage that was uncovered when construction began. The applicant was informed that despite the damaged and deteriorated structure, there is nothing in the Municipal Code that grants the Director of Planning authority to waive the requirements associated with demolishing and rebuilding a non-conformity due to rotten and/or damaged structural elements noted above. The Director denied the applicant team's request to waive the requirement of Section 17.36.040 related to the demolition of non-conforming structures. At the request of the applicant team, and prior to formalizing the Director's decision, staff agreed to elevate this matter to the Planning Commission for a final determination as the applicant team feels they are in a unique situation that could allow the Planning Commission to make policy level interpretation of the code. The applicant team will be at the hearing to present their position, along with pictures and other materials.

The Planning Commission, over two hearings, considered if the work done above and beyond the approvals granted under DS 21-186 (Melani) constituted a “demolition”, and therefore require that the non-conforming setbacks be corrected, or if Section 17.36.040 of the code could be interpreted to allow for the repair/maintenance/reconstruction of the non-conforming setback due to more than 50% of the work being a “repair”.

At the time, The applicant provided exhibits for the Planning Commission to consider that they believe demonstrated more than 50% of the walls that were torn down and rebuilt were done as a “repair” due to dry rot and/or termite damage (**Attachment 5**)

Ultimately, the Planning Commission found that work performed totaled more than 50% demolition of the structure, and therefore would require the non-conforming setbacks to be corrected. This meant that the applicant would be required to demolish portions of the already constructed framing, and redesign their floorplan. Attachment 6 shows the extent of the constructed framing that would need to be removed in order to comply with the City’s current development standards.

The applicant’s contractor contends that due to inspections taking place on the site prior to issuance of a stop work order, that the City provided a de facto approval of the unpermitted work. The contractor’s letter has been included as Attachment 7. The City’s Building Official and Building Inspector have provided responses to the contractor’s letter, which has been included as **Attachment 8**.

The appeal package submitted by Krista Ostoich, Esq., on behalf of James and Marion Melani includes additional information that the appellant would like the Council to consider. This package has been included as **Attachment 9 & 10**.

Environmental Review:
According to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves. If the Council directs staff to return with a resolution approving a the work or provides alternative direction, the appropriate CEQA analysis will be completed for the proposed project.

FISCAL IMPACT:

None for this action.

PRIOR CITY COUNCIL ACTION:

None for this action.

ATTACHMENTS:

Attachment 1) Resolution 2024-027
Attachment 2) Completeness Review Packet
Attachment 3) Pictures
Attachment 4) Conditions of Approval - Signed
Attachment 5) Applicant Exhibits from PC Hearing
Attachment 6) Noncompliant walls to be removed
Attachment 7) Contractor's Letter
Attachment 8) City response to contractor's letter
Attachment 9) Appeal Package - Part 1

Attachment 10) Appeal Package - Part 2

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2024-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY ADAM JESELNICK ON BEHALF OF JAMES AND MARION MELANI, FROM THE JANUARY 24, 2024 DECISION OF THE PLANNING COMMISSION TO DENY THE AFTER-THE-FACT REBUILDING OF A NON-CONFORMING STRUCTURE THAT WAS TORN DOWN AND REBUILT WITH THE SAME NON-CONFORMING SETBACKS. THE SUBJECT PROPERTY IS LOCATED AT CARMELO STREET 4 SOUTHWEST OF 2ND AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-124-024-000.

WHEREAS, on May 25, 2021, Adam Jeselnick, ("Applicant") submitted an application on behalf of on behalf of Jim and Marion Melani, ("Owner(s)") requesting approval of Track 1 Design Study application DS 21-186 (Melani) for a minor remodel to an existing 2-story residence with attached 2-car garage described herein as ("Application"); and

WHEREAS, on May 2, 2022, and amendment to the Application was approved by the City for modifications to the approved doors and windows.

WHEREAS, On October 5, 2023, following commencement of construction activities associated with Building Permit #22-039 (Melani), a Stop Work Order was issued for the project due to exceeding the approved scope of work, including demolition of non-conformities; and

WHEREAS, the matter was referred to the Planning Commission on December 13, 2023 and January 24, 2024 to determine if the after the fact re-constructed nonconforming structure needed to be brought into conformity with the City's current development standards ; and

WHEREAS, on December 13, 2023 and January 24, 2024, the Planning Commission held public hearings to receive public testimony regarding the Application, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, on January 24, 2024, the Planning Commission determined that the work performed constituted "demolition" as defined in CMC 17.70.020 and totaled more than 50% demolition of the structure, and therefore would require the non-conforming setbacks to be corrected ; and

WHEREAS, on February 7, 2024, a timely appeal was filed with the City Clerk by Krista Ostoich on behalf of the Owners, requesting reconsideration by the City Council of the Planning Commission's decision; and

WHEREAS, on April 2, 2024, the City Council held a de novo hearing to consider the appeal and Application; and

WHEREAS, on April 2, 2024, the City Council held a duly noticed public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the project; and

WHEREAS, the City Council concurs with the findings of the Planning Commission that the work performed at the subject property without a permit constituted "demolition" as defined in CMC 17.70.020 and totaled more than 50% demolition of the structure, and therefore all non-conforming setbacks need to be corrected

WHEREAS, this Resolution and its findings are made based upon evidence presented to the City Council at the hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, according to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.; and

WHEREAS, notice of the public hearing was published on December 24, 2021, in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, the City Council did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** the appeal by Krista Ostoich on behalf of the Owners, Jim and Marion Melani, and uphold the January 24, 2024 Planning Commission decision to require the non-conforming setbacks associated with DS 21-186 (Melani) to be brought into compliance with the City's current development standards, which requires the demolition and reconstruction of

unpermitted work on the site.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 2nd day of April, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Dave Potter	Nova Romero
Mayor	City Clerk

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

August 4, 2021

Adam Jeselnick, AIA
24398 Portola Avenue
Carmel, CA 93923

Via Email: aejarch@gmail.com

RE: Completeness Review Letter
Design Study (DS 21-186, Melani)
N. Carmelo 4 SW of 2nd Ave
Block: NN, Lot: 23/25, APN 010-242-024

Dear Mr. Jeselnick,

The Community Planning & Building Department reviewed your Track 1 Minor Design Study application (DS 21-186, Melani), received on June 8, 2021, and has determined that additional information is required. Please provide the following:

1) The maximum base floor area for a 5,000 square foot lot is 2,150 square feet. However, the existing residence exceeds the maximum allowed at 2,692 square feet and is legal-nonconforming.

   Note: Interior stairways connecting the first story with a second story are only counted as floor area on one of the two floors the stairs connect.

   As a non-conforming building, you can maintain, repair, or alter the structure if the nonconformity is not increased (CMC Section 17.36.030). However, the project proposes increasing nonconformity by creating an additional 98 square foot laundry room and 116 square foot storage/mechanical room. For the laundry room to be counted as a bonus floor area-basement incentive and thus excluded from the base floor area, it must meet the definition of a basement. Additionally, for the storage/mechanical room to be excluded from the base floor area it must have a ceiling height of less than 5'.

   a. Provide a section detail through this area demonstrating the laundry room meets the definition of a basement and the storage/mechanical room has a ceiling height of less than 5 feet.

2) If more than 50 percent of the exterior walls are demolished, the project will meet the definition of demolition (see CMC Section 17.70). Projects that meet the definition of demolition are automatically processed as a Track 2 Design Study, and all existing nonconformities must be corrected (see CMC Section 17.58.040 and CMC Section 17.36.040). Existing nonconformities include floor area, side yard setbacks, and site coverage.

a. Identify the non-conforming portions of the building that encroach into required setbacks.
b. Provide the percentage of existing exterior walls to be removed.

Note: Demolition is defined as the act of reconstructing, removing, taking down, or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:

A. The non-conforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.

B. Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.

3) Existing site coverage is non-conforming. As such, it can be maintained, repaired, or altered so long as the nonconformity is not expanded. Exceptions to site coverage may be granted through a Variance, subject to approval by the Planning Commission.

    a. Confirm existing conditions and demonstrate that the existing non-conforming site coverage is not being expanded. See notes in the enclosed annotated plan set.

4) The residential design guidelines discourage the use of metal roofs; however, the Planning Commission can approve deviations from the guidelines. The Commission has been supportive of metal roofing with a low gloss or completely matte finish. If you are interested in seeing samples of materials recently approved by the Planning Commission, staff can make those available to you.

    a. Provide product specifications and a sample for the proposed metal roof.
    b. Pay the Planning Commission referral fee of $1,075.

5) The residential design guidelines encourage skylights to be subordinate to the overall roof form and character. Therefore, skylights on the front of the roof are discouraged, while locating skylights on the back of the roof is encouraged. When a skylight is to be used, it should blend with the overall building design, and its visual impacts should be minimized (Guideline 9.13). Skylights are appropriate when: interior spaces have no access to exterior windows or such windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; the size of the skylight is appropriate to the lighting task.

    Additionally, skylights should not be visually prominent from the street or from neighboring windows. Additionally, the size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces; glare or light pollution visible to neighbors or the public should be mitigated.

    a. Identify the dimensions of the skylights on the existing roof plan.
    b. Provide product specifications for the proposed skylights and a written statement demonstrating how they comply with the guidelines.

6) Provide a window and door schedule showing the make, style, location, and material of each window and door.
7) Provide fence/wall elevations depicting the proposed height and material.
8) Provide a landscape plan (if applicable), exterior lighting plan, and fixture details.
9) Provide a written response to each of the comments provided above.
10) See notes and comments in the enclosed annotated plan set.

According to the City's story pole policy, second-story decks over 120 square feet in size must be staked and flagged before project approval. The story poles must be installed for Track 1 Design Study projects before issuing the Notice of Approval. They must remain in place through the completion of the ten calendar day public comment period. Height certification is not required. If the project is referred to the Planning Commission, the story poles must be installed at least ten calendar days before the hearing and must remain in place through the completion of the ten-working day appeal period. The story pole policy is enclosed for reference.

Upon receipt and review of a revised application, staff can advise you of the next steps in the process. If you have any questions, you can reach me directly at mwaffle@ci.carmel.ca.us or (831) 620-2057.

Best Regards,

Marnie R Waffle

Marnie R. Waffle, AICP
Senior Planner

Encl. (1) Annotated plans
(2) Story Pole Policy

cc: Jim & Marion Melani, jmelani@yahoo.com, marionmelani@gmail.com

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

SHEET INDEX

Attachment 2

A0	TITLE (PROJECT DATA AND SITE LOCATION)
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
A3	EXISTING FLOOR PLANS
A4	DEMOLITION PLANS
A5	PROPOSED FLOOR PLANS
A6	EXISTING AND PROPOSED ROOF PLAN
A7	EXISTING ELEVATIONS
A8	DEMOLITION ELEVATIONS
A9	PROPOSED ELEVATIONS
A10	DOOR AND WINDOW SCHEDULES
A11	RENDERED VIEWS
A12	PROPOSED MATERIALS

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION

REVISION # 1 --/-- ---

PROJECT DATA

SCOPE OF WORK:
REMODEL OF EXISTING 2-STORY RESIDENCE WITH ATTACHED GARAGE. NEW EXTERIOR SIDING, ROOF, DOORS AND WINDOWS. DEMOLISH EXISTING SKYLIGHTS AND INSTALL NEW LOW-PROFILE SKYLIGHTS WITH AUTOMATIC SHADES. EXTEND REAR BALCONY AND BASEMENT MECHANICAL ROOM AND LAUNDRY ROOM. REPLACE ALL ELECTRICAL, PLUMBING FIXTURES, CABINETS, AND INTERIOR FINISHES

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT
TREE REMOVAL:	NONE
GRADING:	NONE

SITE COVERAGE CALCULATIONS:

LOT SIZE	5,000 SF
MAX. ALLOWABLE FLOOR AREA =	2,150 SF
MAX. ALLOWABLE SITE COVERAGE =	473 SF / 673 SF (WITH BONUS)

FLOOR AREA CALCULATIONS:

EXISTING	
(E) LOWER FLOOR	517 SF
(E) UPPER FLOOR	1,775 SF
(E) GARAGE	400 SF
TOTAL, (E)	2,692 SF
(53.84% OUT OF TOTAL LOT AREA)	
PROPOSED	
(E) LOWER FLOOR	517 SF
(E) UPPER FLOOR	1,775 SF
(E) GARAGE	400 SF
(N) BASEMENT BONUS AREA	98 SF
(N) BSMNT STORAGE (<4'-11"CEILING)	116 SF
TOTAL, (P)	2,790 SF
(NO CHANGE TO EXISTING NON-CONFORMING FLOOR AREA)	
(55.80% OUT OF TOTAL LOT AREA)	

2,692 SF

Excluded from Floor Area:
100 SF basement bonus
Underfloor space with a ceiling height less than 5 feet

SITE COVERAGE CALCULATIONS:

EXISTING	
(E) FRONT WALKWAY	48 SF
(E) FRONT DECK	330 SF
(E) SIDE WALKWAY	40 SF
(E) WEST DECK	148 SF
(E) DRIVEWAY	376 SF
(E) STEPPING STONES	45 SF
(E) ROOF OVERHANGS	162 SF
TOTAL, (E)	1,149 SF (NON-CONFORMING)
PROPOSED	
(N) FRONT WALKWAY	50 SF
(N) FRONT DECK	325 SF
(E) SIDE WALKWAY	40 SF
(N) WEST DECK	223 SF
(E) DRIVEWAY	243 SF
(N) LANDING	45 SF
TOTAL, (P)	926 SF (NON-CONFORMING)
	REDUCED BY 223 SF

See existing site plan.

Note the area of the new deck that does not overlap with the driveway.

Retain existing driveway size since no changes are proposed.

PROJECT DATA

ADDRESS:	CARMELO 4 SW OF 2ND AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-242-024
ZONING:	R-1
OWNER:	JAMES AND MARION MELANI 238 VISTA DEL MONTE LOS GATOS, CA 95030
ARCHITECT:	ADAM JESELNICK ARCHITECT 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

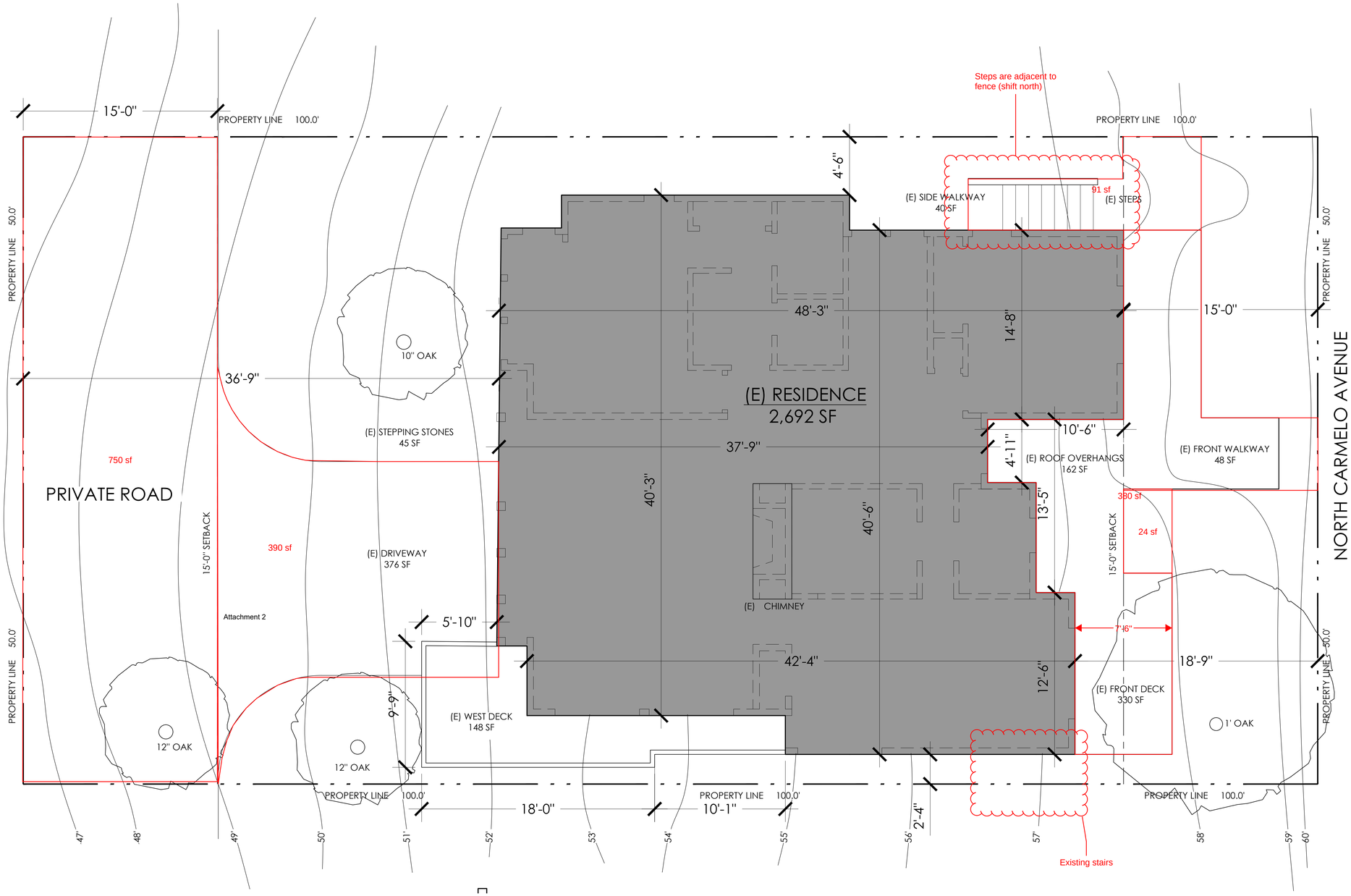
TITLE SHEET

5/19/2021

N.T.S.

A0

Decks are not allowed to encroach into the front setback. Existing deck is nonconforming. It can be maintained, repaired, or altered but cannot be expanded. Confirm existing conditions.



1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

N

1' 2' 4' 8'

REVISION # ⚠ --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

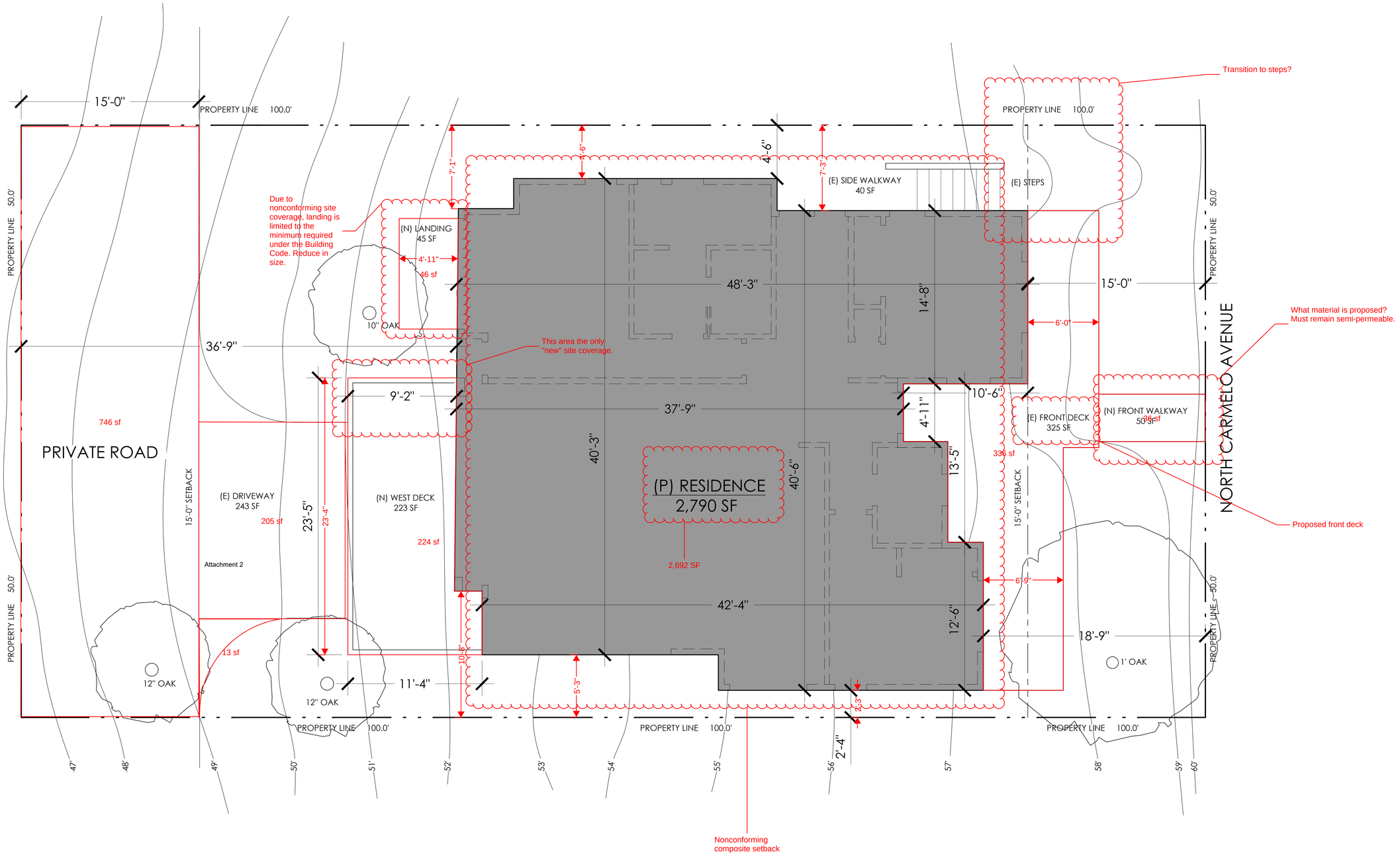
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

5/19/2021

1/4" = 1'-0"

A1



1 PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

N

1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE

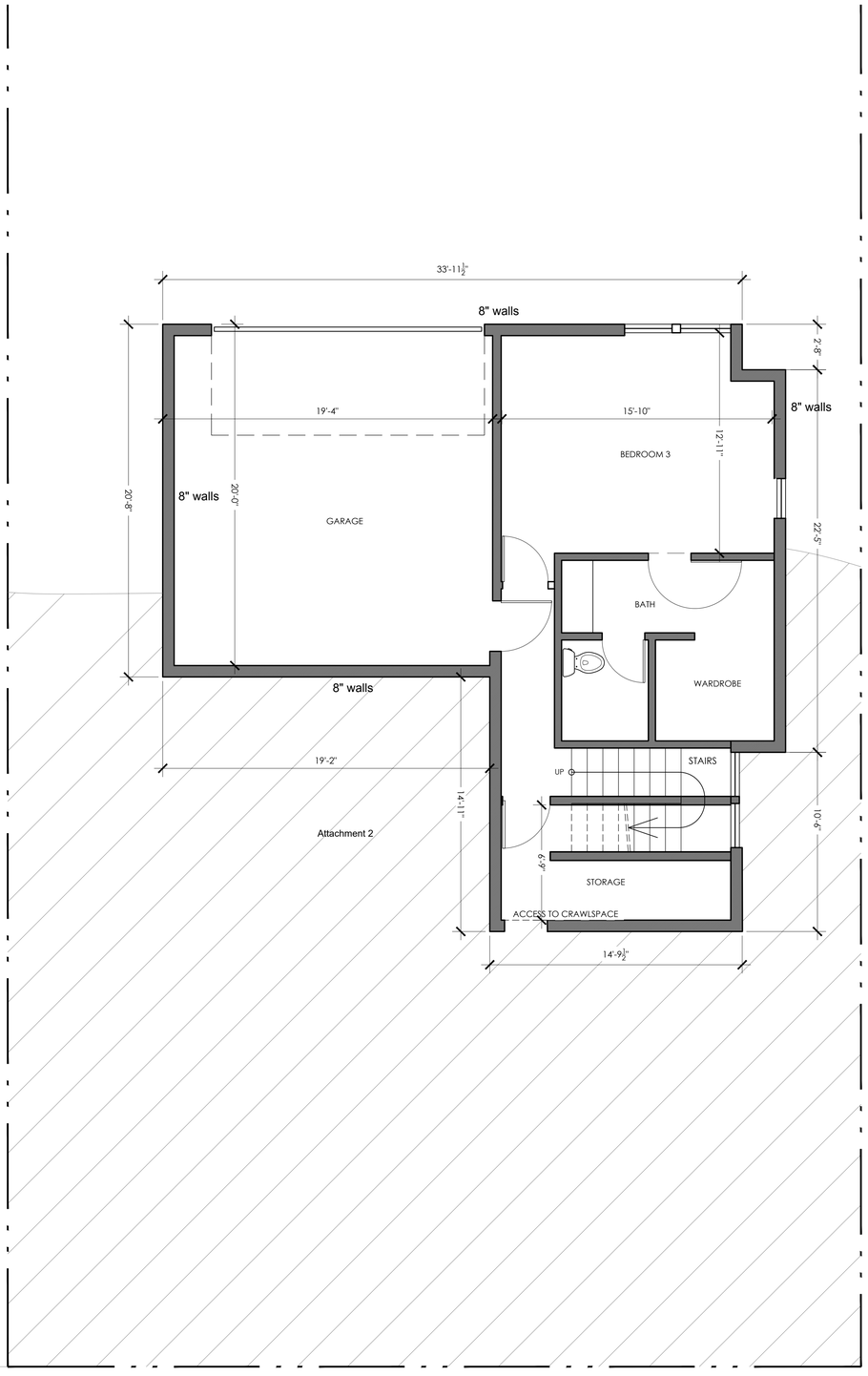
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SITE PLAN

5/19/2021

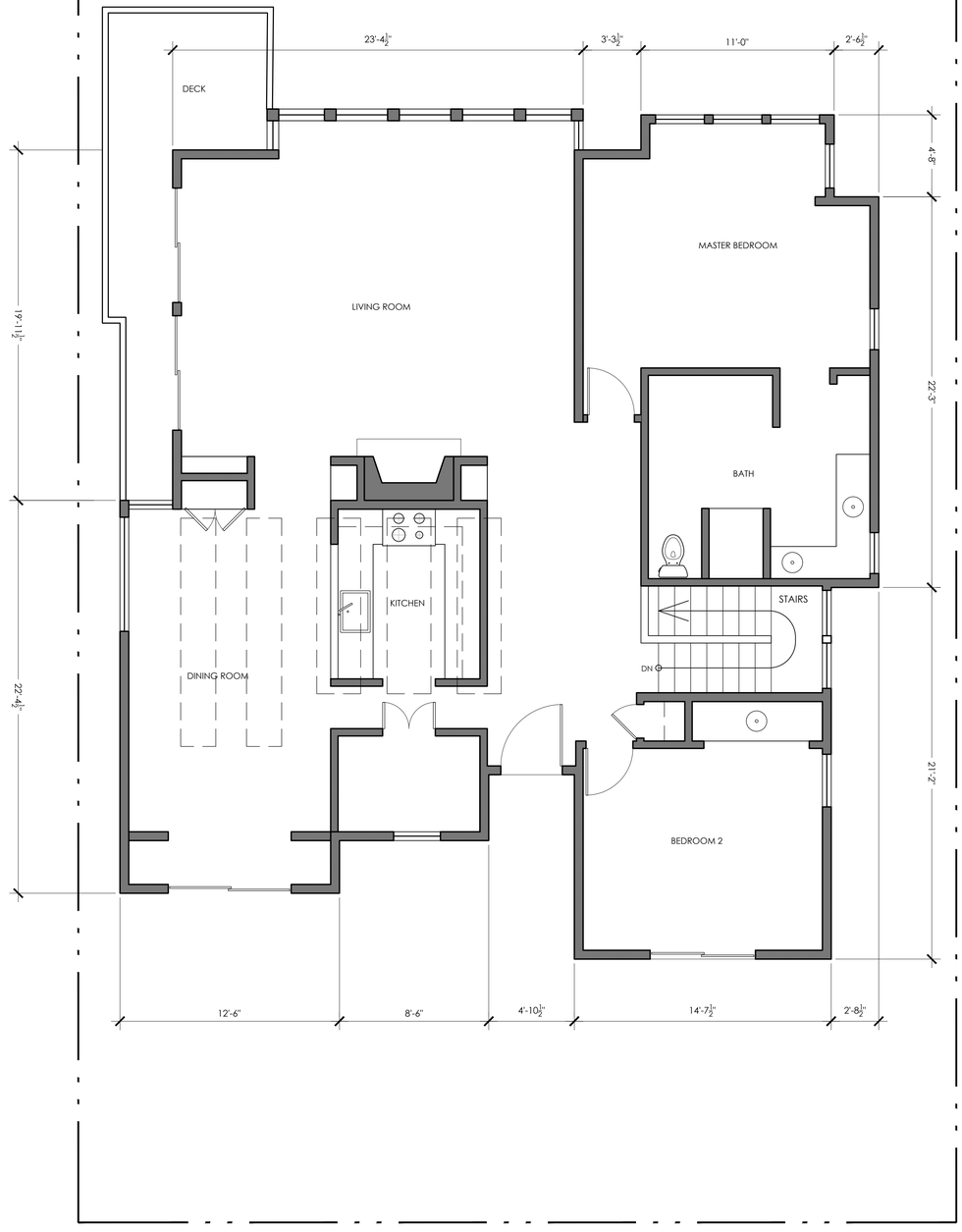
1/4" = 1'-0"

A2



1 EXISTING LOWER LEVEL
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'



2 EXISTING UPPER LEVEL
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING FLOOR PLANS

5/19/2021

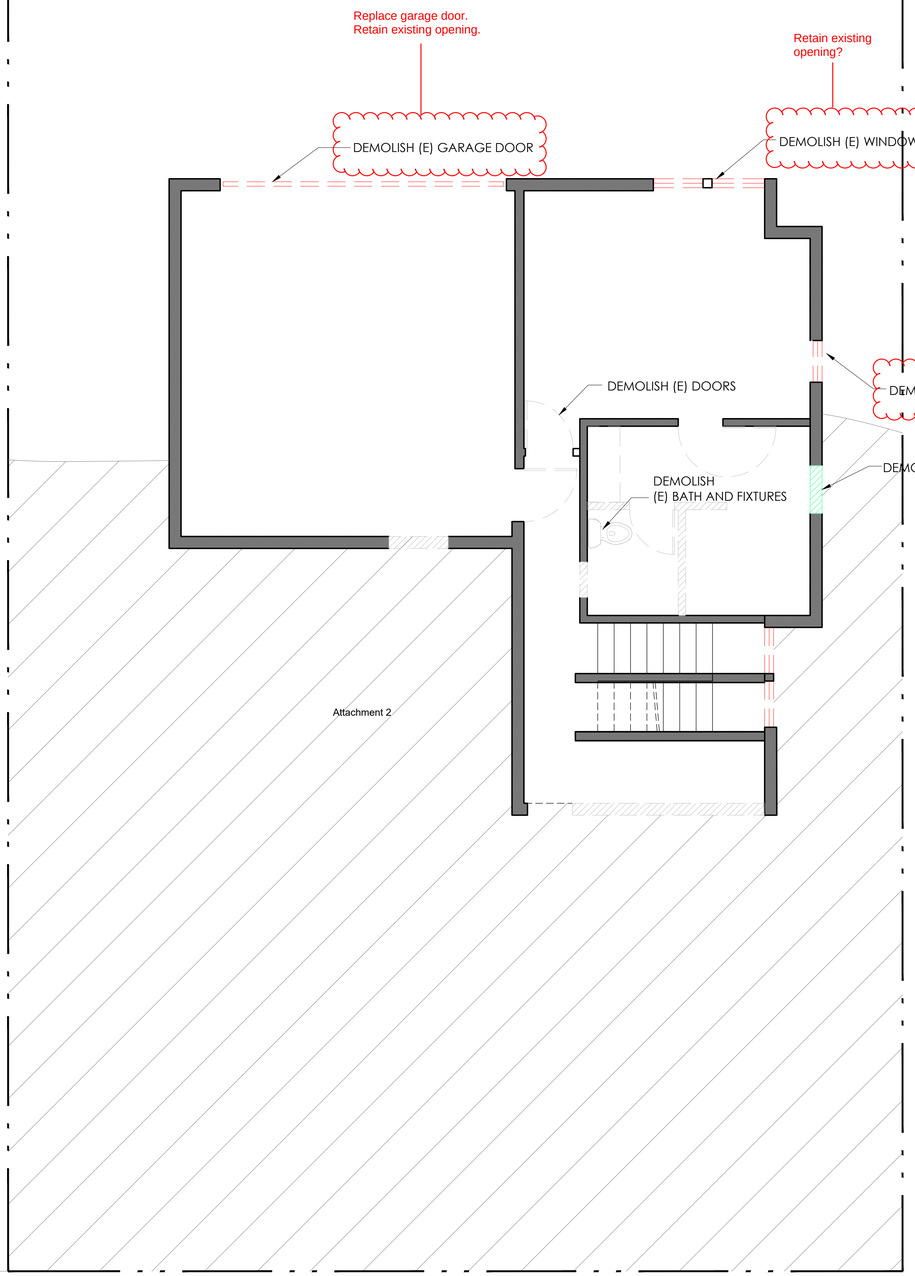
1/4" = 1'-0"

A3

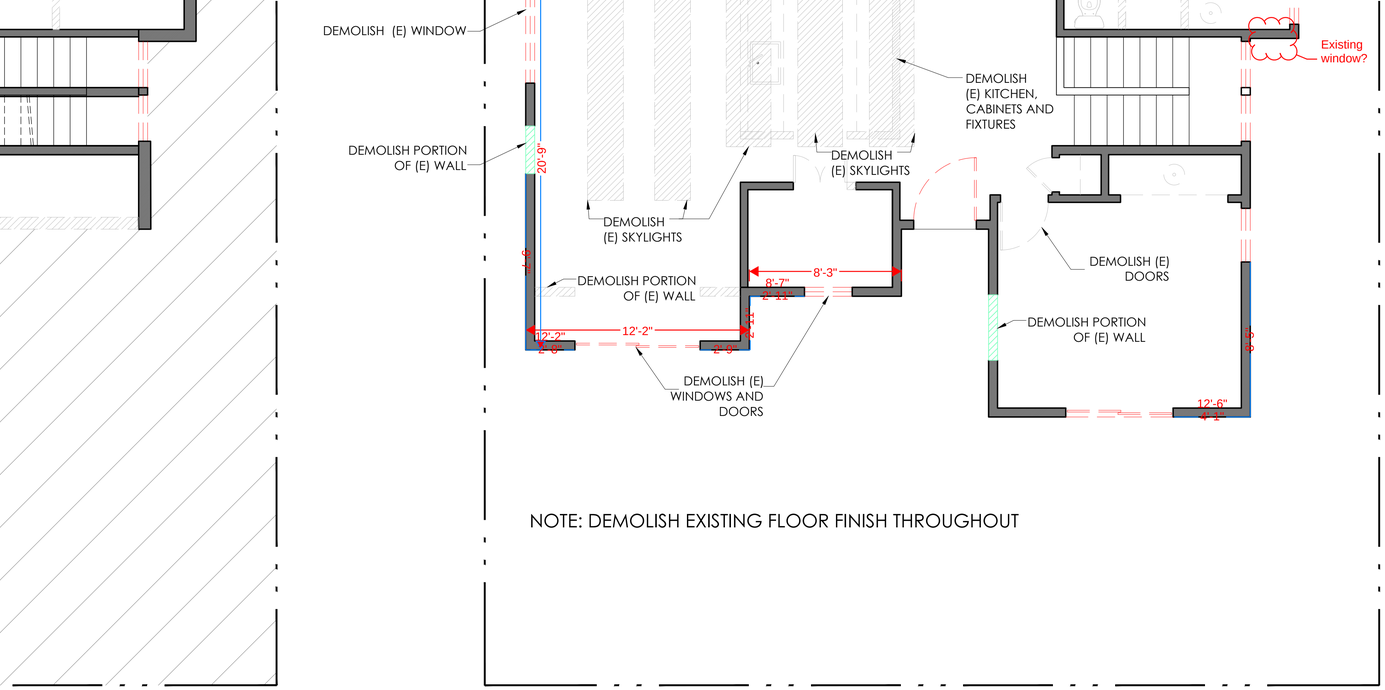
Demolition. The act of reconstructing, removing, taking down or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:

A. The nonconforming portions of any wall is counted as removed or taken down, even when retention of these portions is proposed.

B. Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.



1 DEMOLITION LOWER LEVEL
SCALE: 1/4" = 1'-0"



NOTE: DEMOLISH EXISTING FLOOR FINISH THROUGHOUT

2 DEMOLITION UPPER LEVEL
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

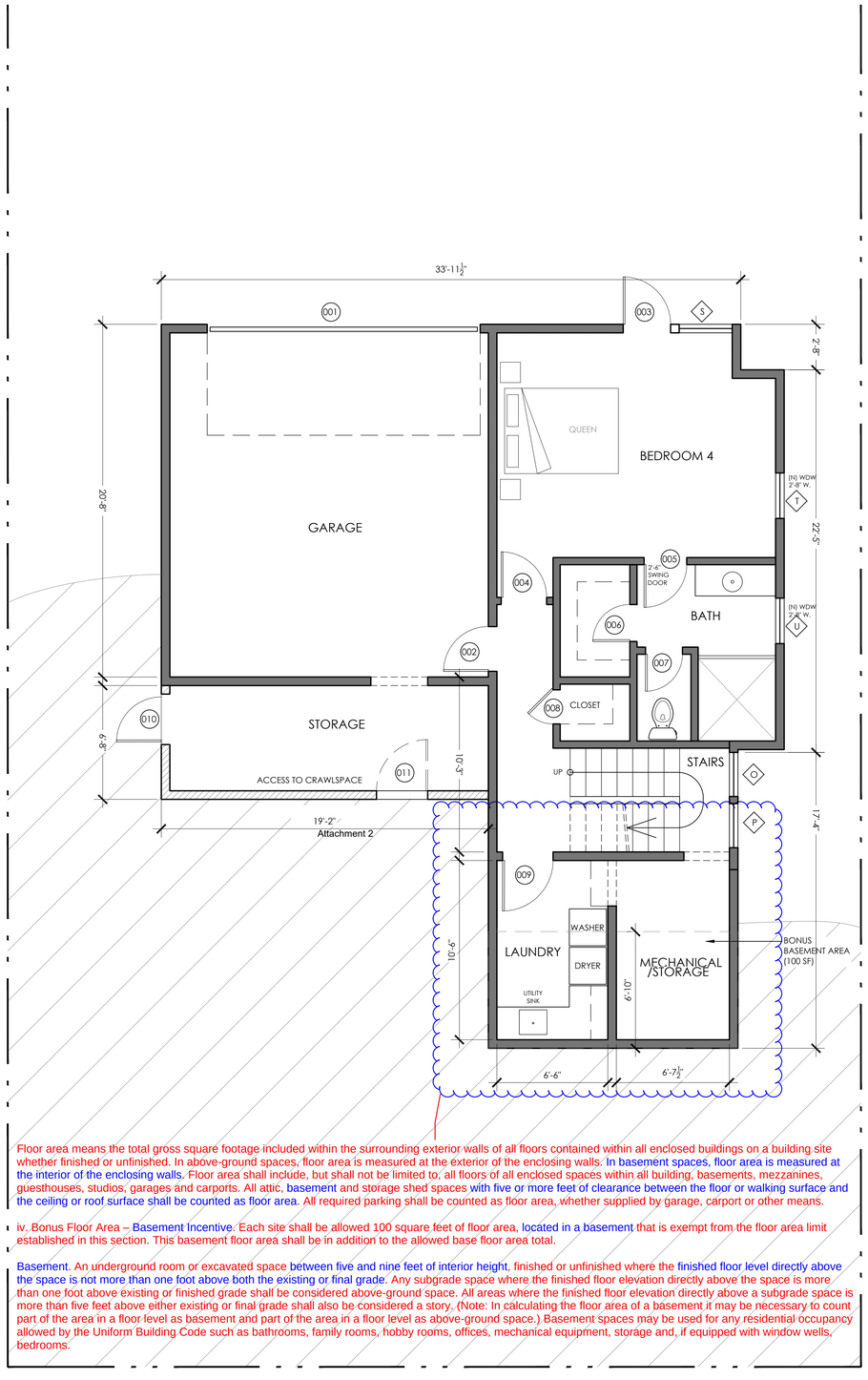
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLANS

5/19/2021

1/4" = 1'-0"

A4

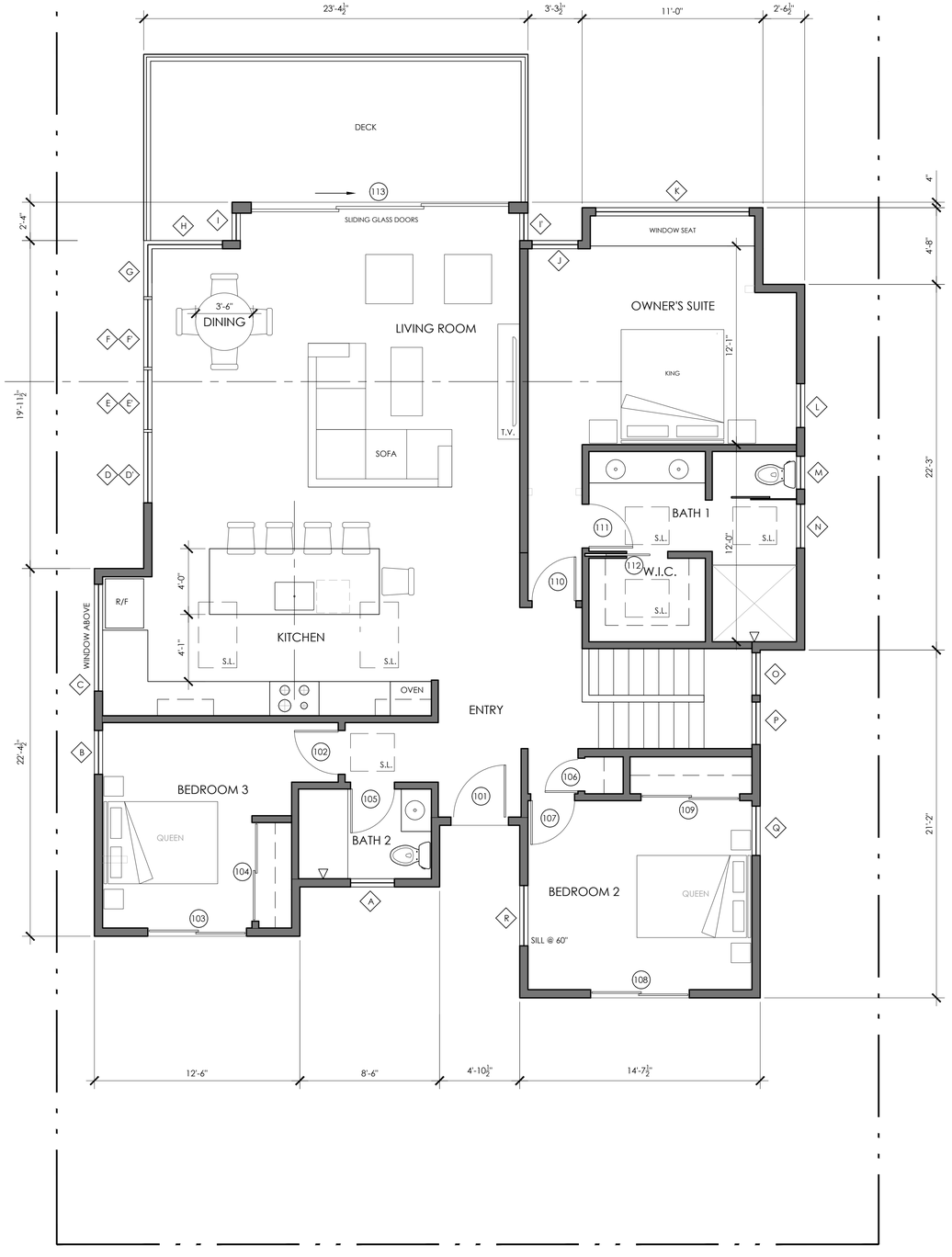


Floor area means the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means.

iv. Bonus Floor Area – Basement Incentive. Each site shall be allowed 100 square feet of floor area, located in a basement that is exempt from the floor area limit established in this section. This basement floor area shall be in addition to the allowed base floor area total.

Basement. An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms.

1 PROPOSED LOWER LEVEL
SCALE: 1/4" = 1'-0"



2 PROPOSED UPPER LEVEL
SCALE: 1/4" = 1'-0"

N

1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

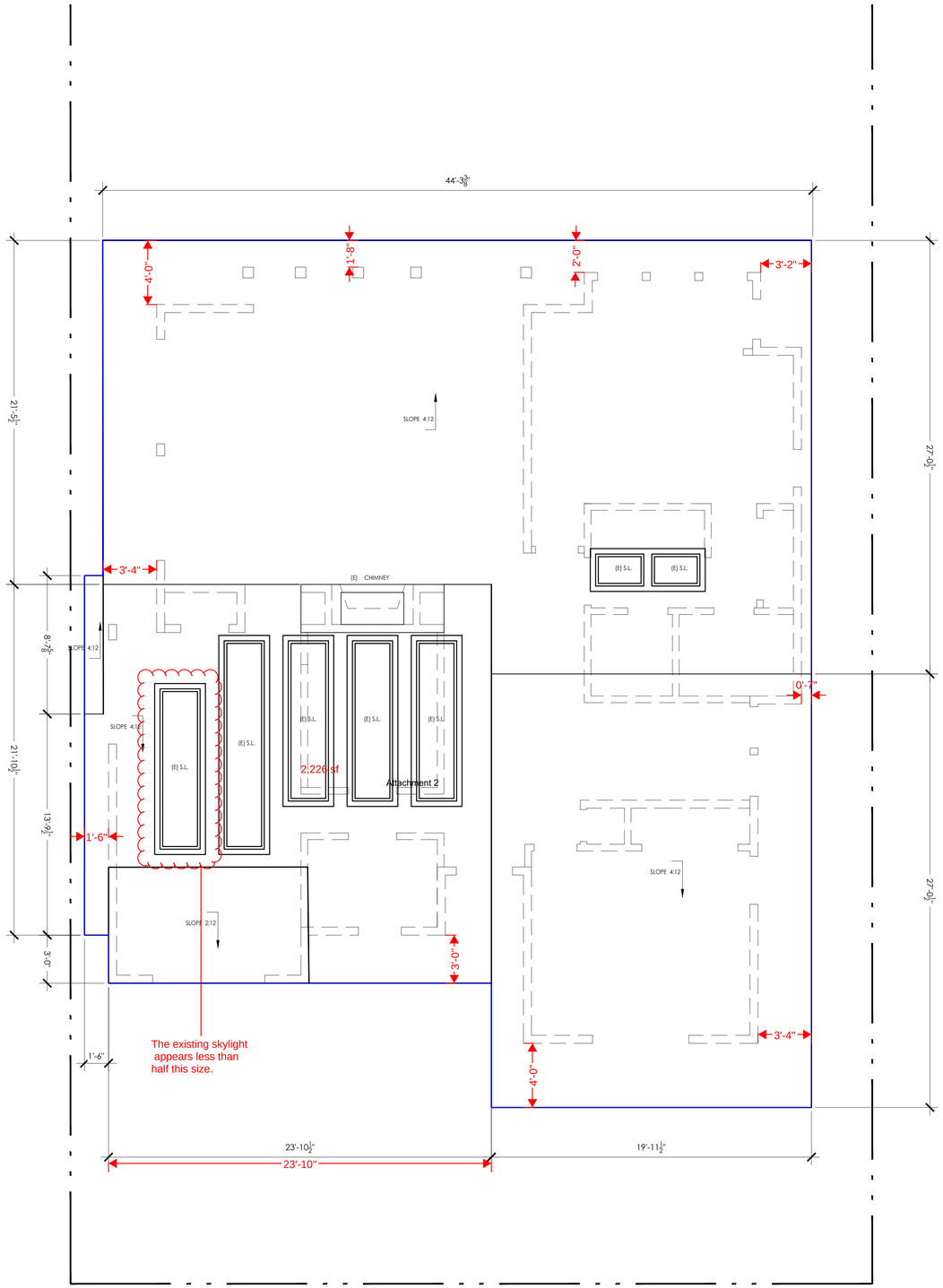
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED FLOOR PLANS

5/19/2021

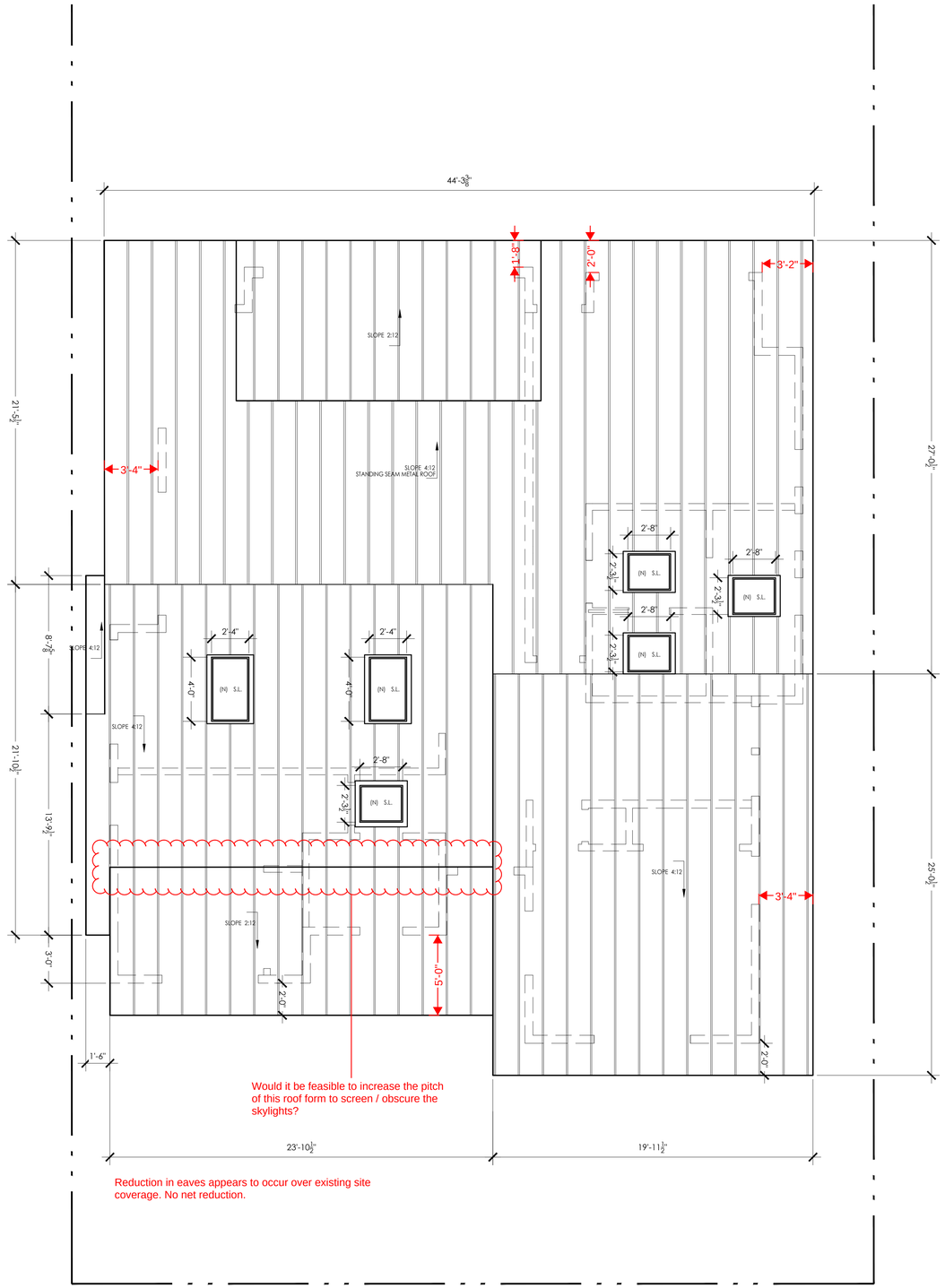
1/4" = 1'-0"

A5



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'



Reduction in eaves appears to occur over existing site coverage. No net reduction.

2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

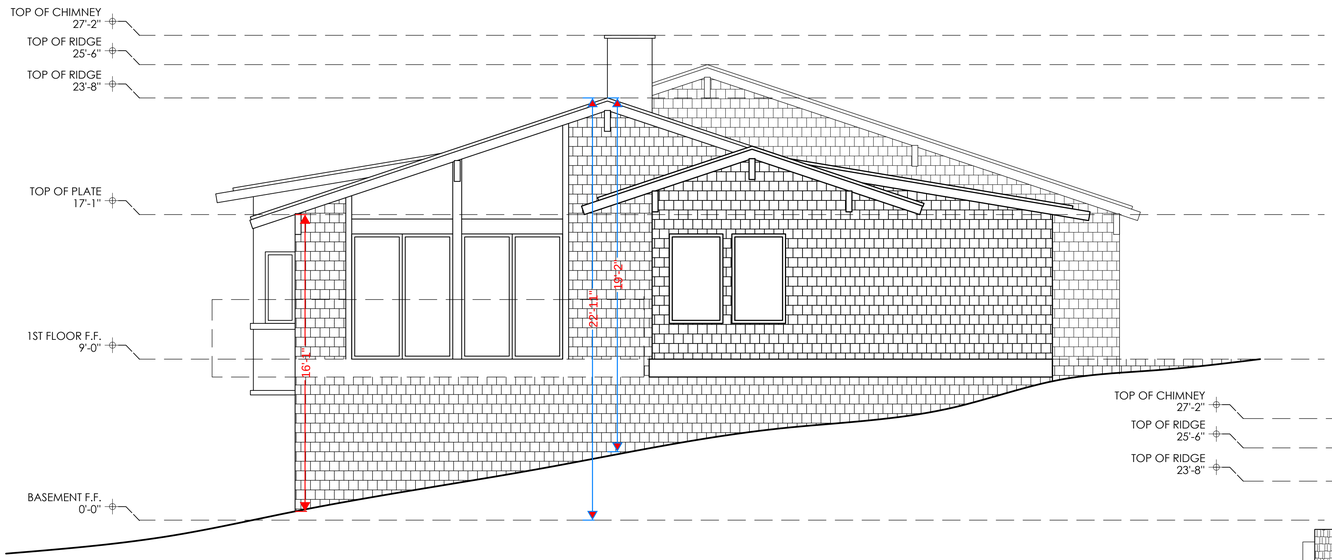
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ROOF PLANS

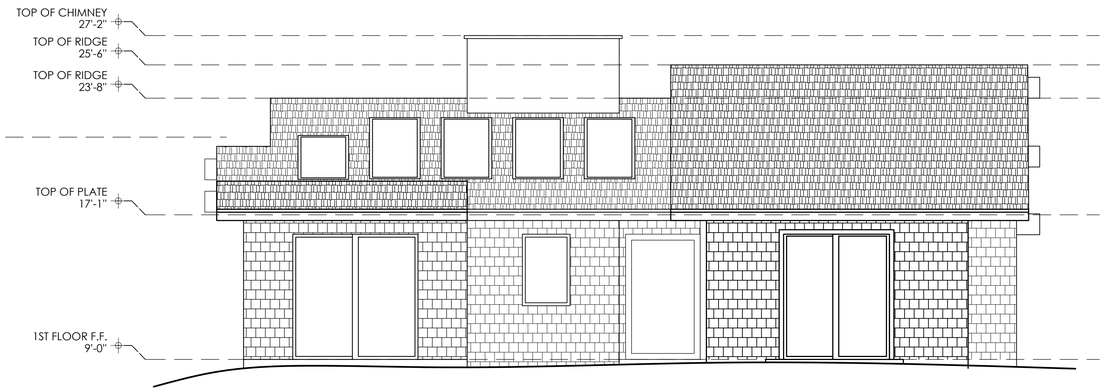
5/19/2021

1/4" = 1'-0"

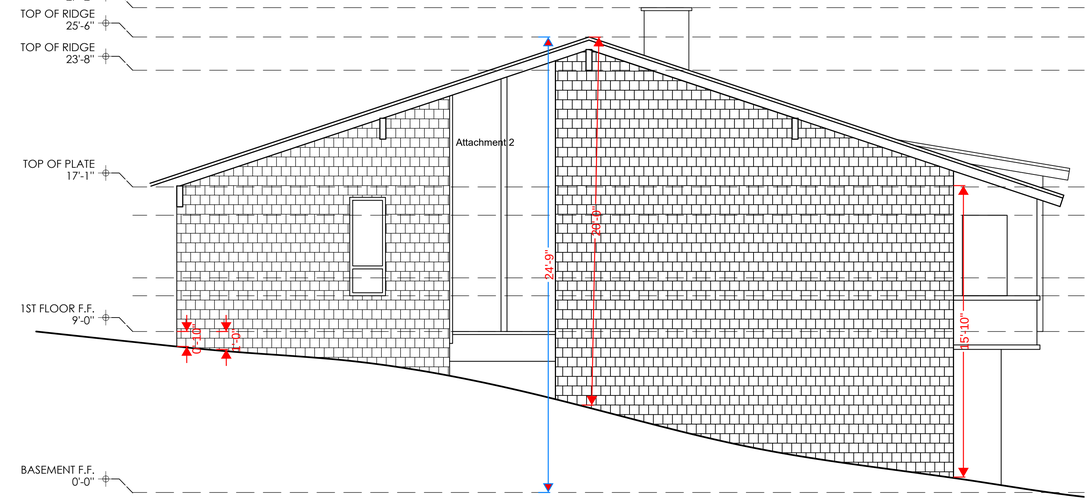
A6



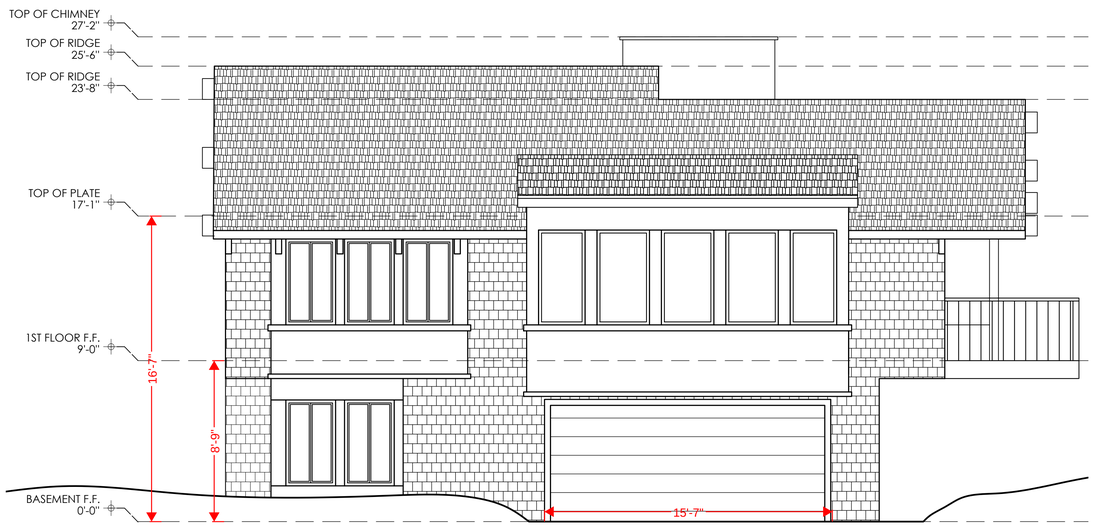
1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

8'-0"
1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

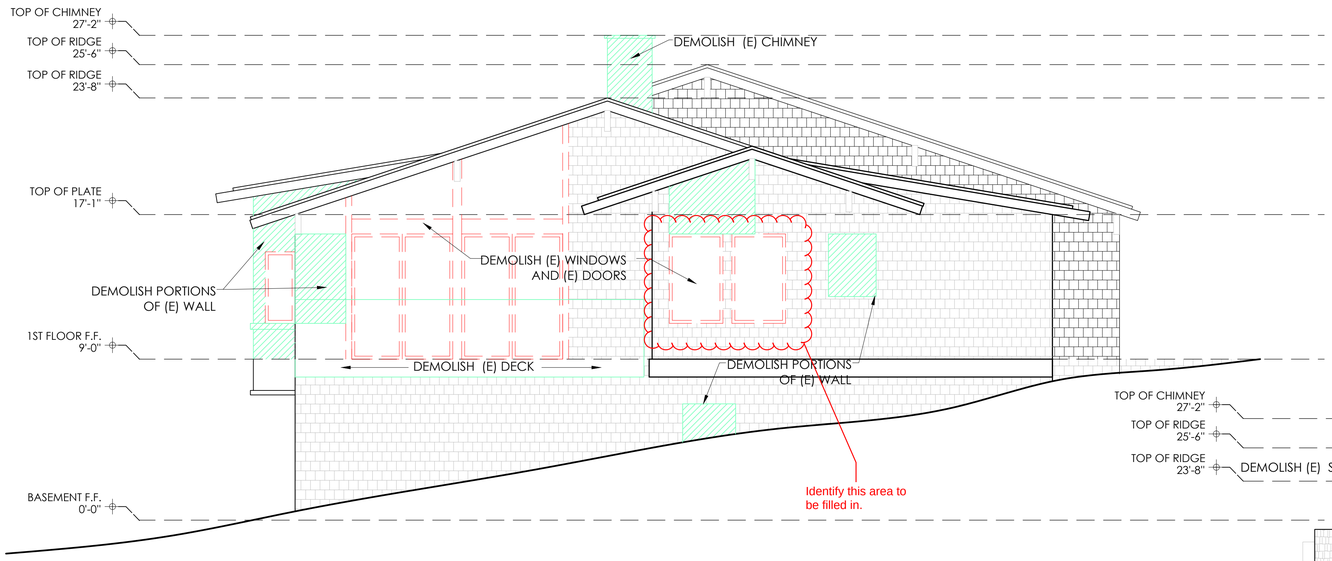
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ELEVATIONS

5/19/2021

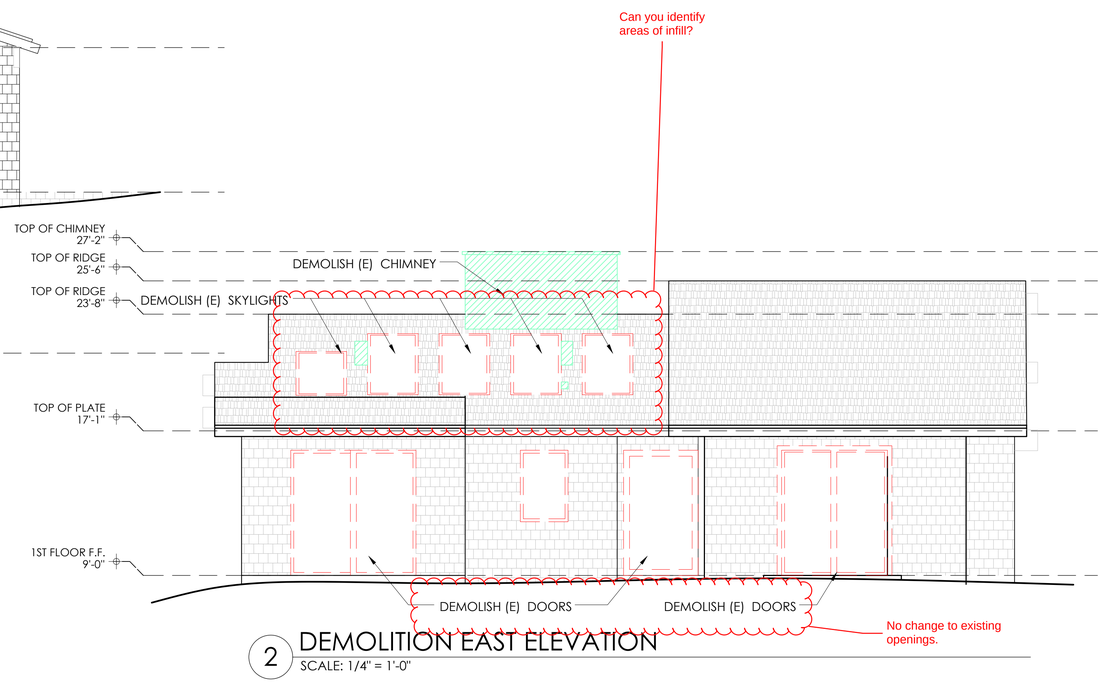
1/4" = 1'-0"

A7



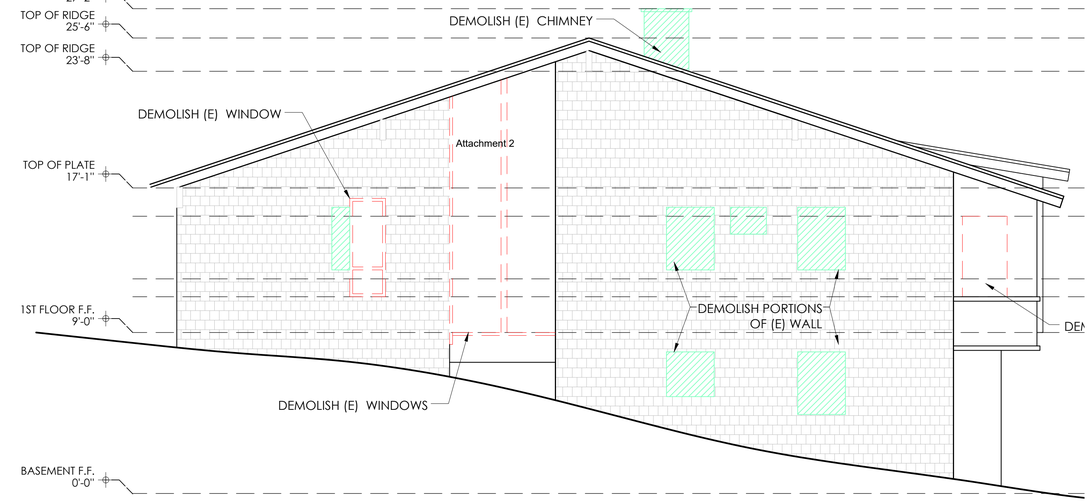
1 DEMOLITION SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 DEMOLITION EAST ELEVATION

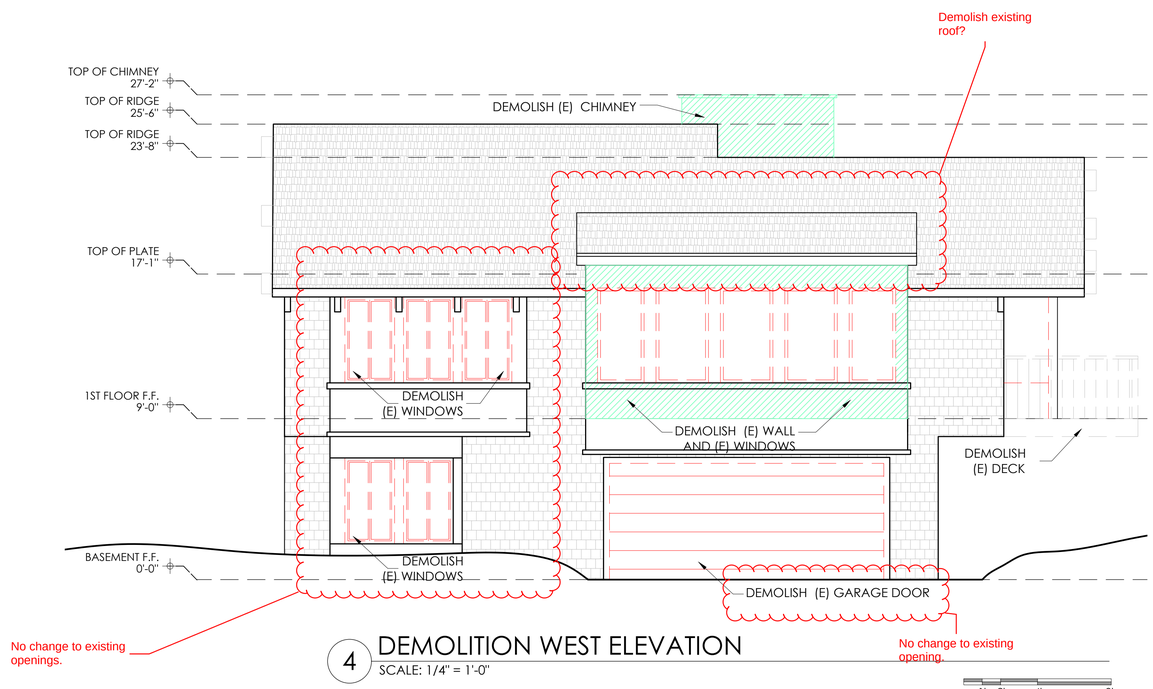
SCALE: 1/4" = 1'-0"



3 DEMOLITION NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: DEMOLISH ALL EXISTING SHINGLE SIDING



4 DEMOLITION WEST ELEVATION

SCALE: 1/4" = 1'-0"

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

MELANI RESIDENCE

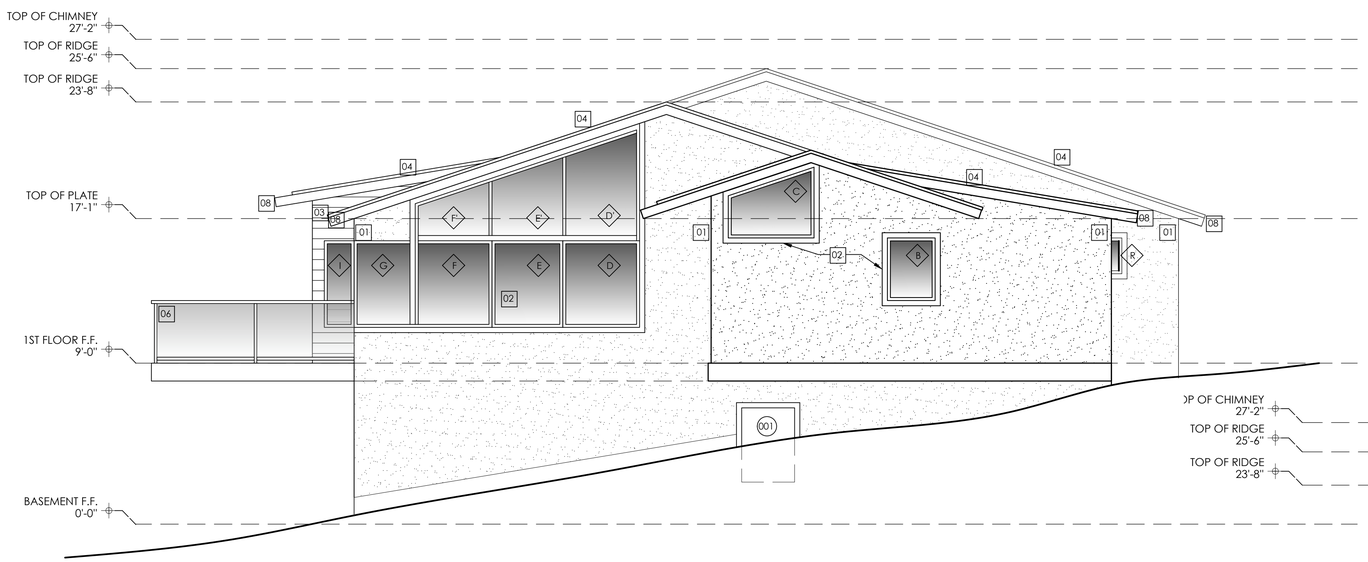
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION ELEVATIONS

5/19/2021

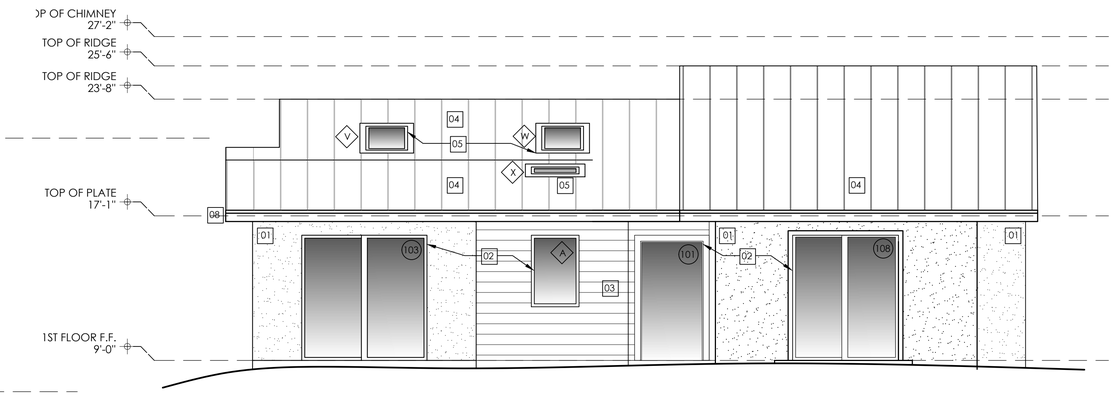
1/4" = 1'-0"

A8



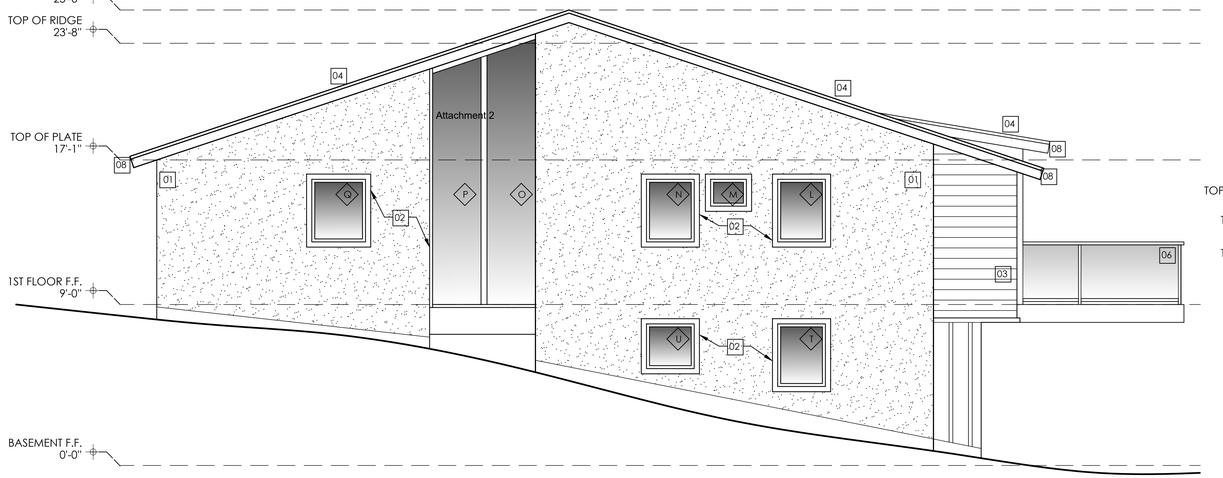
1 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



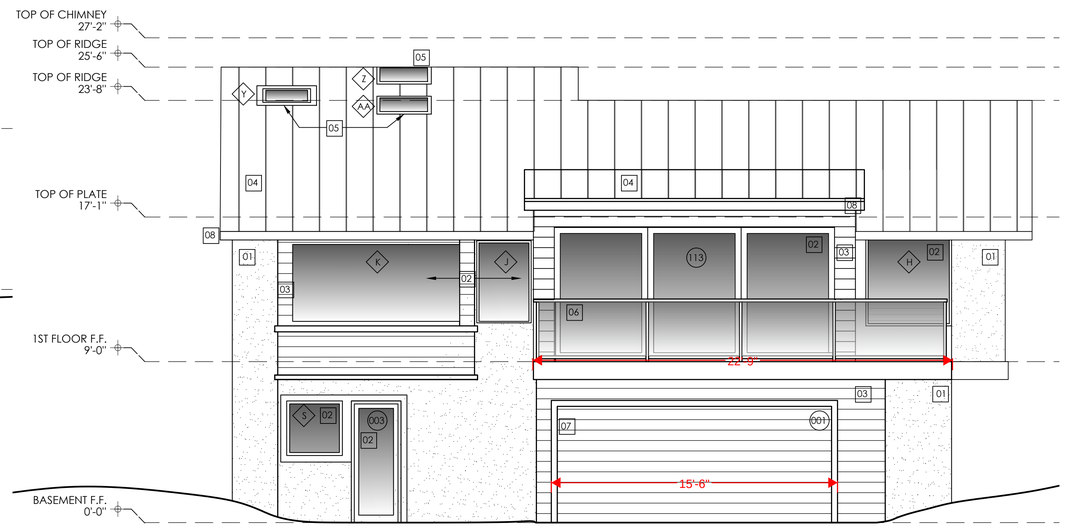
2 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

MATERIALS

1. NEW SMOOTH PLASTER STUCCO, COLOR OFF-WHITE
2. NEW ALUMINUM CLAD WINDOWS, COLORS ANTHRACITE GRAY
3. NEW WOOD SIDING, RESAWN ABODO VULCAN CLADDING, COLOR PEARL
4. STANDING SEAM METAL ROOF, WESTERN STATES KYNAR FINISH, MATTE ZINC METALLIC
5. NEW SKYLIGHTS, VELUX LOW-PROFILE WITH AUTOMATIC SHADES
6. GLASS RAILING
7. GARAGE DOOR, METAL CLAD IN WOOD SIDING
8. ALUMINUM GUTTERS, PAINTED TO MATCH MATTE ZINC ROOF

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

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MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

5/19/2021

1/4" = 1'-0"

A9



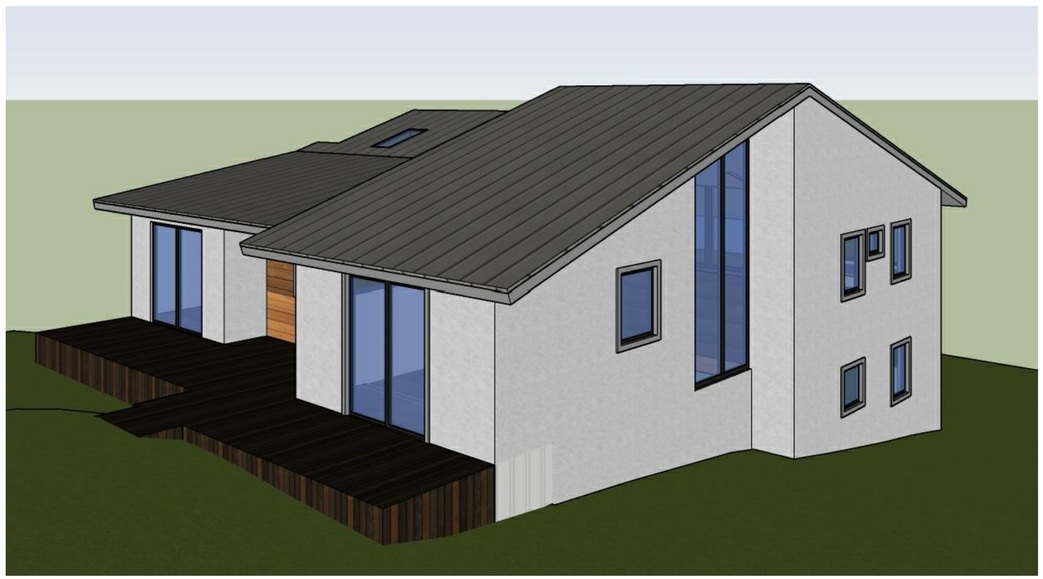
1 REAR GARAGE AND DECK



2 REAR AND NORTH SIDE VIEW



3 PERSPECTIVE VIEW LOOKING NORTHEAST



4 FRONT ENTRY VIEW

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

RENDERED VIEWS

5/19/2021

1/4" = 1'-0"

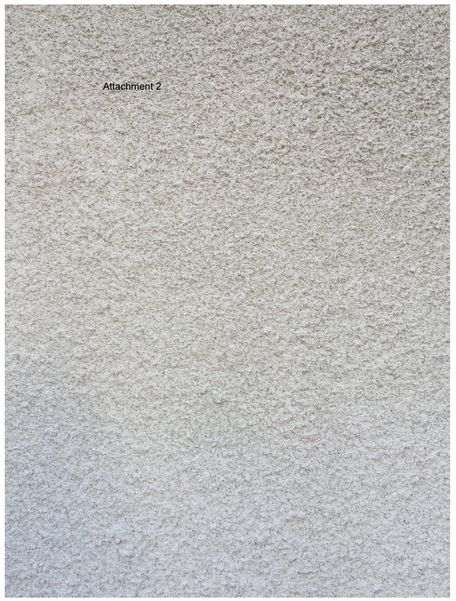
A11



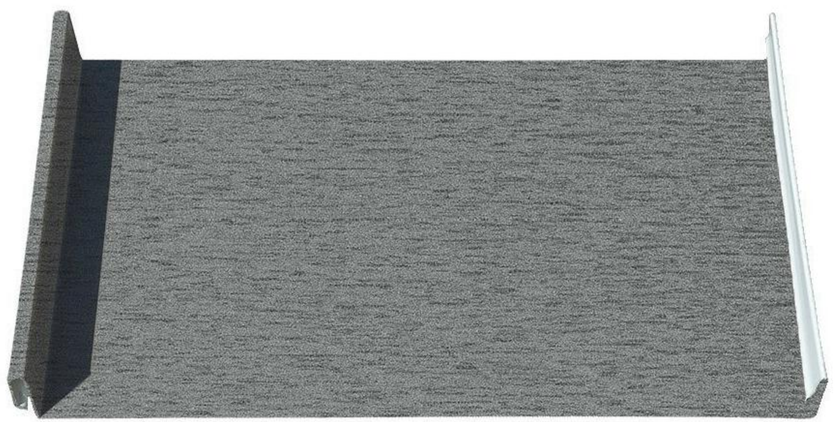
1 WOOD SIDING
RESAWN ABODO VULCAN CLADDING, COLOR PEARL



2 ALUMINUM CLAD WINDOWS
ANTHRACITE GRAY



3 PLASTER STUCCO
COLOR OFF-WHITE



4 STANDING SEAM ROOF
WESTERN STATES KYNAR FINISH, MATTE ZINC METALLIC

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED MATERIALS

5/19/2021

1/4" = 1'-0"

A12

THE CITY OF
Carmel-by-the-Sea
COMMUNITY PLANNING & BUILDING DEPARTMENT
Administrative Policies & Procedures
Policy No. 2017-##

STORY-POLE POLICY

PURPOSE

To require the installation of story-poles and netting for Design Study/Review applications in order to assist decision makers and the public in evaluating the height, location and extent of proposed development for consistency with local regulations and ordinances.

APPLICABILITY AND TIMING OF INSTALLATION

The installation of story-poles and netting shall be required for residential and commercial design study/review applications that increase floor area or structure height or may otherwise impact privacy or views (i.e. decks and balconies) as outlined below. Installation of story-poles is optional for preliminary project reviews.

Staff-Approved Projects (i.e. Design Study/Review, Track One)

Story-poles and netting shall be installed for all new structures, additions and second-story decks exceeding 120 square feet in size. Story-poles shall be installed prior to the issuance of a Notice of Approval and shall remain in place until the 10 calendar-day appeal period has ended. Height certification is not required. The height of existing on-site structures may be used as a reference point when installing story-poles and netting.

Public Hearing Projects (i.e. Design Study/Review, Track Two)

Story-poles and netting shall be installed at least 10 calendar days prior to the public hearing. The story-poles and netting shall remain in place until final action has been taken on the project and the 10 working-day appeal period has ended. The highest point of the story poles and netting shall be certified by a California licensed surveyor or civil engineer prior to distribution of a Public Notice. The Community Planning & Building Director and/or Planning Commission may require other sections of the story poles be certified as deemed necessary. An "Affidavit of Story-Pole Certification" shall be submitted to the Community Planning & Building Department along with a photograph of the story-poles and netting.

Appeals

If an appeal is filed, the story-poles and netting shall remain in place until the project has been reviewed by the appeal body and the appeal period for that review has ended.

Permit Expiration

If a Design Study/Review approval expires and an application to renew the approval is submitted, the story-poles and netting shall be reinstalled in accordance with the Story-Pole Policy.

WAIVER OF REQUIREMENT

The Director of Community Planning & Building may waive the requirement for story-poles and netting for staff-approved projects only, if it can be seen with certainty that the proposed site/building modifications are not visible from the public way and/or will not have a negative impact on surrounding properties.

REQUIREMENTS

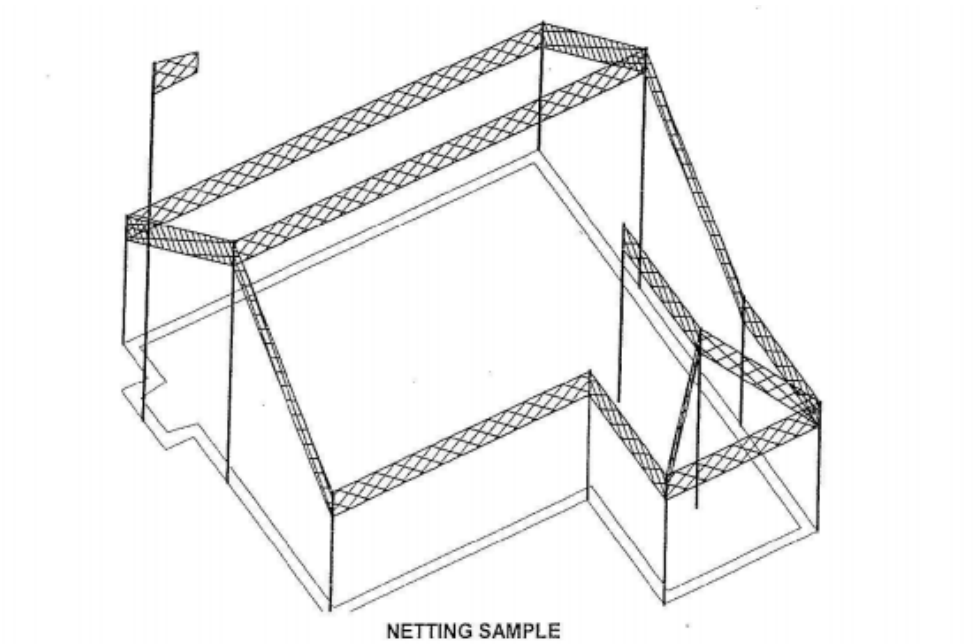
It is the applicant's responsibility to ensure that story-poles and netting are installed consistent with this policy and placed in a manner which accurately depicts project elements including but not limited to height, location, mass, and bulk, and that all trees and/or branches proposed for removal are properly identified.

Materials

Story-poles shall be constructed of metal poles or 2-inch by 4-inch (minimum) lumber. Story-poles shall be braced at the base with supporting beams to ensure they will withstand weather and remain correctly positioned. Netting shall be bright orange construction mesh at least 2-feet wide. The first-story finished floor level shall be demarcated by yellow or pink ribbon.

Identification

Story-poles shall be placed at all outside building corners and along the rooflines of the proposed structure(s). Architectural elements such as chimneys, elevated decks and balconies that extend beyond the footprint of the structure shall also be identified. If trees or branches are proposed for removal, they shall have 1-inch minimum fluorescent pink or red flagging ribbon tied around their most visible portion. *If story-poles, netting and/or flagging ribbons are not installed accurately, staff or the decision-making body may continue the project review until such time that placement has been corrected.*



NETTING SAMPLE

REMOVAL

All story-poles and netting shall be removed at the end of the appeal period following final action on a project.

QUESTIONS

For questions, please contact the Community Planning & Building Department at (831) 620-2010.

Attachment
DS 21-186 Melani
Pictures of All New Framing
South Wall and Floor Joists


ACE


RAGS


Boise Cascade
VULCAN
50




VERSA LAM LVL
VERSA-LAM LVL 2.1E 2800 DF
ICC-ES ESR-1040
CCMC 12472-R
HUD MR-1241
APA Mill #1110






CAUTION







Attachment 4

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** Approval of Design Study (DS 21-186, Melani) authorizes an interior and exterior remodel including new wood and stucco exterior siding, exterior paint, composition shingle roof, aluminum clad wood doors and windows including new and modified openings, skylight modifications, a rear balcony, underfloor storage space, 100 square-foot bonus basement area for laundry and mechanical rooms, new exterior light fixtures, and a sand-set stone terrace at the front entry located on N. Carmelo Street 4 SW of 2nd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) District as depicted in the plans prepared by Adam Jeselnick Architect stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
6.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
7.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved	✓

	project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
	Landscape Conditions	
8.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
9.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
10.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
11.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline	✓

	or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
12.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
13.	Skylights. All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install low-profile skylights with automatic shades in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓

Attachment 4

14.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
17.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
18.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
ENVIRONMENTAL COMPLIANCE CONDITIONS		

Attachment 4

20.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
21.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
22.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
23.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
	SPECIAL CONDITIONS	
24.	**Exterior Paint.** The applicant shall submit a paint sample for review and approval by the Community Planning & Building Department prior to issuance of a building permit. The color shall be consistent with a muted earth tone.	✓

Acknowledgement and acceptance of conditions of approval:

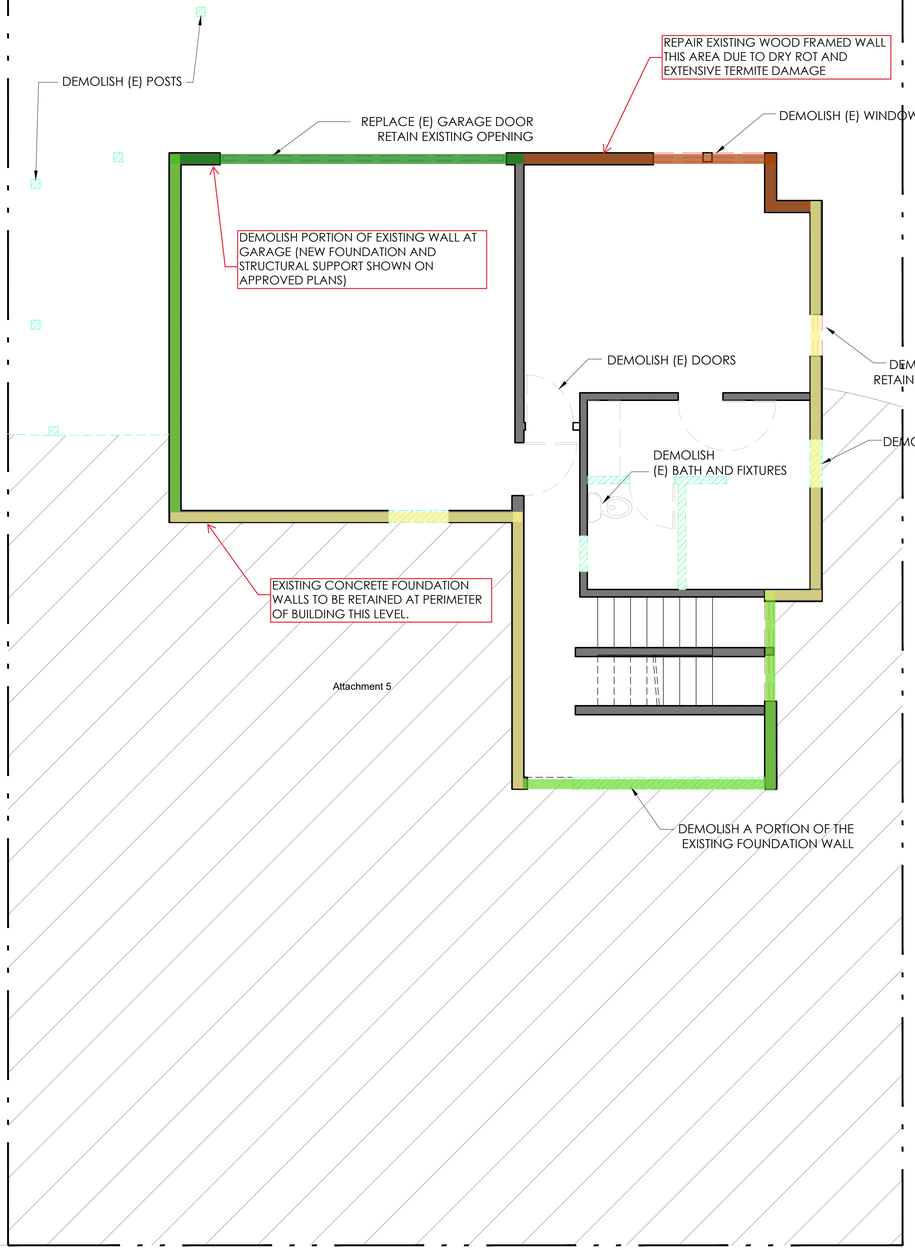
Property Owner Signature	Printed Name	Date
Marion Melani	Marion Melani	October 14, 2021
Jim Melani	Jim Melani	Oct 14, 2021

Once signed, please email to mwaffle@ci.carmel.ca.us

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO BE REPAIRED

EXISTING FOUNDATION WALL TO BE RETAINED



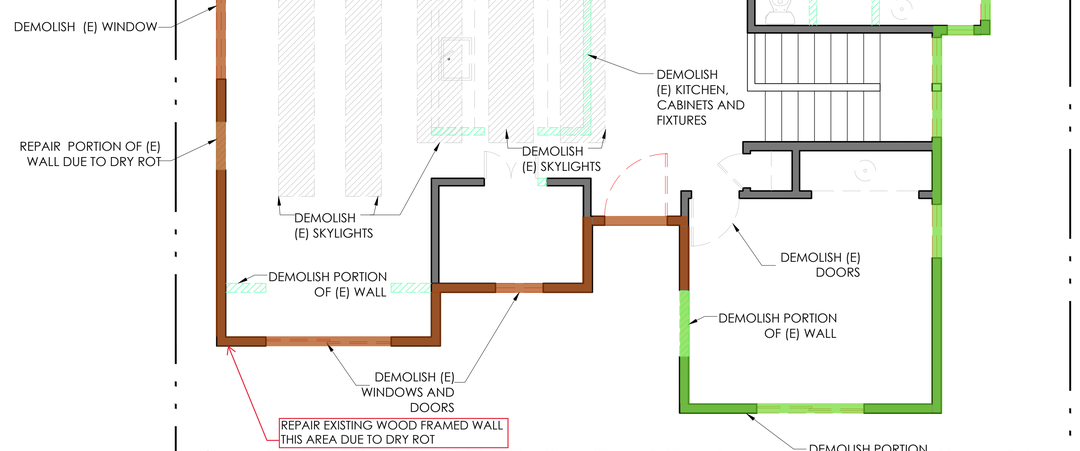
Attachment 5

1 DEMOLITION LOWER LEVEL

SCALE: 1/4" = 1'-0"

N

1' 2' 4' 8'



NOTES:

EXISTING LINEAR FEET OF EXT. WALL = 344'-11"
WALLS TO BE RETAINED = 59'
WALLS TO BE REPAIRED = 115'-5"
WALLS TO BE DEMOLISHED = 59'-6" + 111' = 170.5'
% OF WALLS TO BE DEMOLISHED = **49.4 %**

2 DEMOLITION UPPER LEVEL

SCALE: 1/4" = 1'-0"

N

1' 2' 4' 8'

REVISION #	1	05/22	PLAN CHECK RE-SUBMITTAL
REVISION #	2	07/29/22	

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK RENEWAL 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLANS

7/29/2022

1/4" = 1'-0"

A4



NORTHWEST CORNER OF LOWER LEVEL -
EXISTING CMU WALL AND TERMITE DAMAGED WALL FRAMING



NORTHWEST CORNER OF LOWER LEVEL -
TERMITE DAMAGED WALL AND FLOOR FRAMING



NORTHWEST CORNER OF LOWER LEVEL -
TERMITE DAMAGED WALL AND FLOOR FRAMING



NORTHWEST CORNER OF LOWER LEVEL
CMU WALL TO BE RETAINED



GARAGE WALLS AT LOWER LEVEL
CMU WALL TO BE RETAINED



EXISTING WOOD WALL FRAMING-DEMOLISHED



EXISTING WOOD WALL FRAMING-DEMOLISHED



APPROVED STEEL FRAMING FOR LIVING ROOM AND DECK



APPROVED STEEL AND FLOOR FRAMING OVER GARAGE



SOUTHEAST CORNER OF UPPER LEVEL -
APPROVED NEW CONCRETE FOUNDATION AND DRY ROT



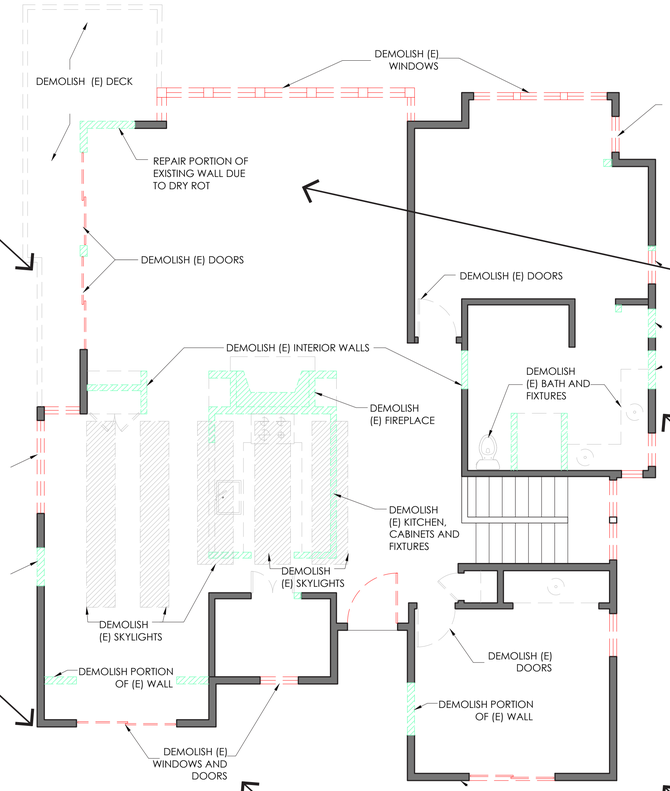
SOUTHEAST CORNER OF UPPER LEVEL -
APPROVED NEW CONCRETE FOUNDATION AND DRY ROT



SOUTHWEST CORNER OF UPPER LEVEL -
APPROVED NEW CONCRETE FOUNDATION AND DRY ROT















APPROVED UPPER LEVEL FLOOR PLAN
AND CONSTRUCTION PHOTOS

NEW CONCRETE FOUNDATION AT GARAGE
(AFTER NEW STRUCTURAL STEEL AND FLOOR FRAMING)

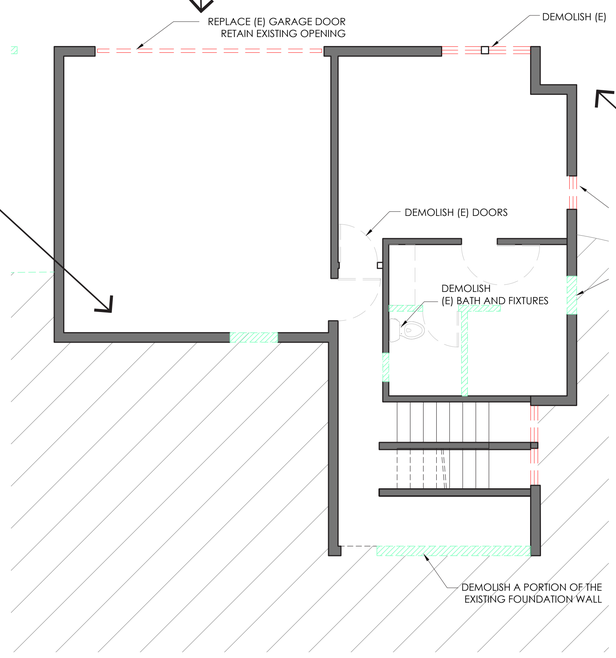


CMU RETAINING WALL AT GARAGE
(BEFORE WALL REPAIR)





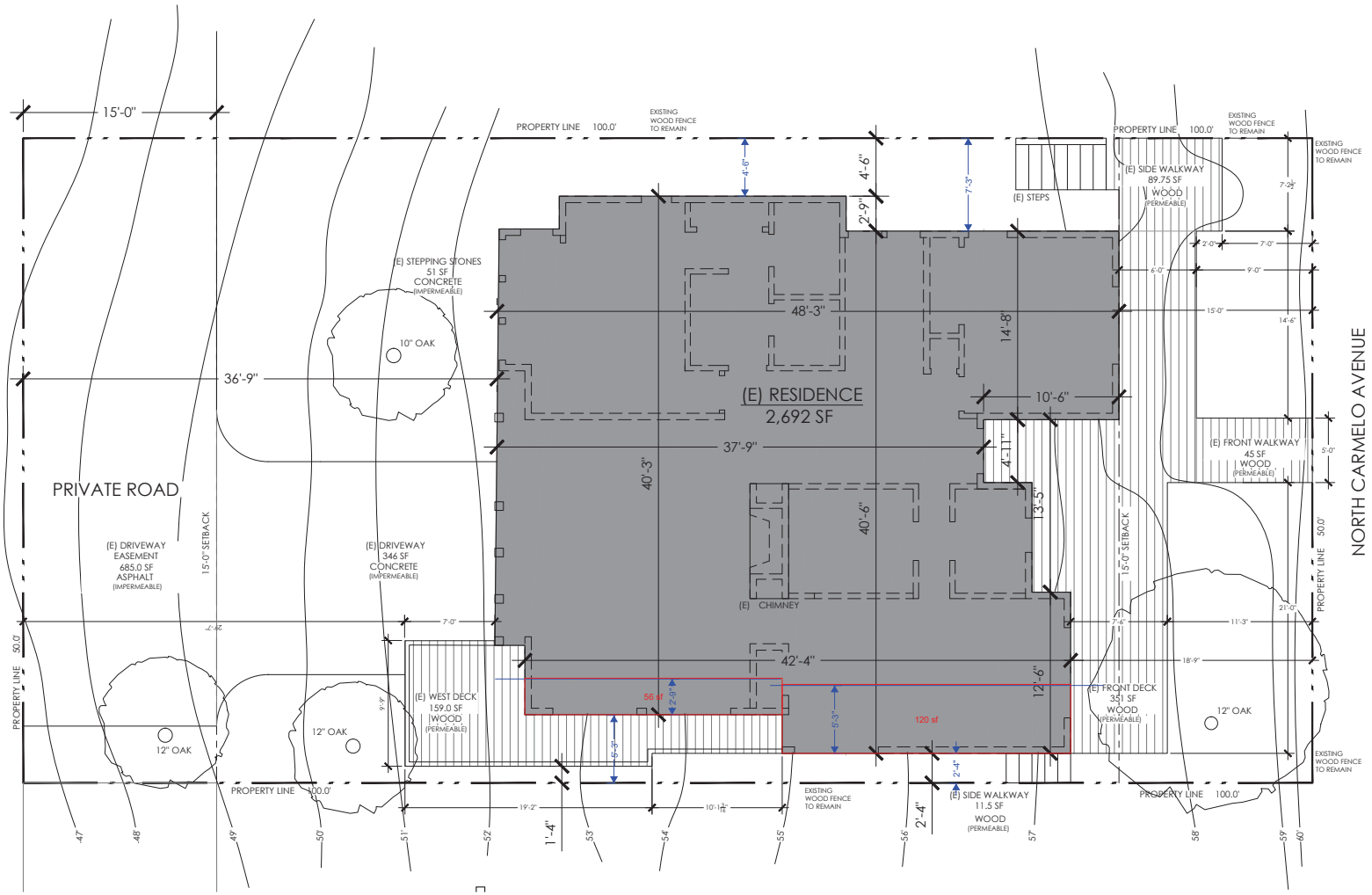
CMU RETAINING WALL AT GARAGE
(BEFORE NEW FLOOR FRAMING)





CMU RETAINING WALL AT GARAGE
(BEFORE WALL REPAIR)

APPROVED LOWER LEVEL FLOOR PLAN
AND CONSTRUCTION PHOTOS



1 EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

REVISION # ⚠ --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33060 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

9/5/2021

1/4" = 1'-0"

A1

March 1, 2024

City of Carmel- Inspection Concerns
Melani Residence- Carmelo 4SW of 2nd Ave, Carmel by the Sea, Ca., 93923

To whom it may concern:

The Melani residence remodel was issued a stop work order on 10/5/23 by Carmel Building Inspector Duane Dauphinee. This stop work order was issued after the request for setback letter and revised plans by the same inspector on 6/15/23. Therefore approximately 4 months of construction had passed from the updated information request issuance to when the job was shut down.

When the request for setback letter and updated floor plan was requested, my understanding was that we were still authorized to continue work on the building so long as we provided these two documents. The inspector had seen all the demolition work of the decayed framing lumber and new excavation for the proposed new footings multiple times prior to either of these inspections. We had verbally discussed the rotten wood and the need to remove the rotten wood. Therefore, we continued to move forward with the work because it had been regularly inspected and were not told to stop working based on our site progress.

Here is a breakdown of inspections & actions on site:

- 2/7/23- Foundation Inspection- Inspection Passed & Approved- Contractor verbally informs inspector of rotten wood (joists/plywood) at south east corner and the need to replace them.

- 2/24/23- Underground Plumbing. Inspection Passed & Approved.

- 5/3/23- Concrete slab inspection for basement area of house. Inspection Passed & Approved- Contractor verbally reminds inspector that rotten wood on *south east corner* needed to be removed. Contractor had to remove this material in order to build the new (APPROVED) foundation under structure as the rotten wood would not have been able to provide adequate support.

- 6/15/23- Foundation Footings and Stem wall at South East Corner of Building- Inspection passed and approved by same inspector; this is when we were requested to provide an updated survey letter and an updated floor plan to reflect the replacement of compromised building materials, such as the floor joists, rim boards, and subfloor plywood at the *south east corner*. The building inspector had seen all of the new materials but still allowed me to continue work.

- 10/5/23- Stop Work Order- Issued by Duane Dauphinee Inspector.

During the time between the June, 2023 inspection and when we were issued the stop work notice we had incurred a lot of work and costs.

Between June 2023 and October 2023 we had completed the following:

1- completion of concrete foundation (as inspected and approved by permitted plans).
2- Framing of floor joists and plywood installation on entire floor system. (replacement of compromised rotten materials).
3- Structural steel floor assembly (as approved by permitted plans).
4- Framing of walls on entire main level of home.

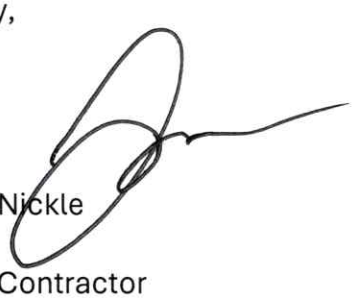
The Building Inspector was well aware that I had to remove wood and make some deviations from the construction plans in order to safely construct the residence because so much of the wood was rotten. No changes were made to the location of any of the walls.

I had to make the construction changes I made because the condition of the underlying wood was so poor that it could not support the construction that was to be built on top of it. Our hope is that the city recognizes that the work that resulted in the Stop Work order simply replaced older rotten wood, with viable, safe lumber that will support modern construction, and that this type of flexibility is necessary to be able to competently remodel structures in the City of Carmel.

We have already performed a lot of work on this building, and we want to keep the building the same size, shape and footprint that it originally was.

Thank you for your care and consideration in this matter.

Sincerely,



Ryan McNickle

General Contractor

March 1, 2024

City of Carmel- Inspection Concerns
Melani Residence- Carmelo 4SW of 2nd Ave, Carmel by the Sea, Ca., 93923

To whom it may concern:

The Melani residence remodel was issued a stop work order on 10/5/23 by Carmel Building Inspector Duane Dauphinee. This stop work order was issued after the request for setback letter and revised plans by the same inspector on 6/15/23. Therefore approximately 4 months of construction had passed from the updated information request issuance to when the job was shut down.

The city issued a stop work order on 10/5/23 shortly after receipt and review of the requested setback certification which was received on 9/15/23. The city requested a setback verification on 6/15/23. During the approximately 4 month period between 6/15 & 10/5 the contractor proceeded with work not shown on the approved plans. It is important to understand that setback verification is requested on all projects with new foundation work built outside of the existing foundation footprint. In this case a setback letter was requested when the Northeast foundation was inspected on 3/30/23 and again when the foundation was set up on the Southeast foundation wall on 6/13/23. To date the City has only received a setback verification for the Southeast foundation. Without a setback verification staff could not possibly determine if a potential violation exists. Hence, the stop work order was issued once the violation was confirmed by means of the setback verification provided on 9/15/23.

When the request for setback letter and updated floor plan was requested, my understanding was that we were still authorized to continue work on the building so long as we provided these two documents. The inspector had seen all the demolition work of the decayed framing lumber and new excavation for the proposed new footings multiple times prior to either of these inspections. We had verbally discussed the rotten wood and the need to remove the rotten wood. Therefore, we continued to move forward with the work because it had been regularly inspected and were not told to stop working based on our site progress.

The contractors assertion that the “inspector had seen all the demolition work of the decayed framing” does not align with the inspectors recollection of the events. The inspector was not made aware of the demolition until the inspection on 6/15/23 and issued a correction notice at that time. The inspector believes the framing in question was in place at the previous inspection on 5/3/23 and was never asked if it was o.k. to remove the materials in question. Even if the inspector had seen the damaged material, no authorization or approval was ever given to proceed, in fact the inspector informs all contractors that any deviation from the approved plans requires revision and approval.

Here is a breakdown of inspections & actions on site:

- 2/7/23- Foundation Inspection- Inspection Passed & Approved- Contractor verbally informs inspector of rotten wood (joists/plywood) at south east corner and the need to replace them.

Any discussion about additional work resulted in the contractor being informed by the inspector to revise the plans and have the revisions approved. It is noteworthy that the Conditions of Approval #7 found on page A0.1 of the approved plan clearly states the requirement to gain city approval if modifications need to be made. In this case the conditions of approval were not adhered to. The contractor, architect or applicant should have made the appropriate steps to address the issue.

- 2/24/23- Underground Plumbing. Inspection Passed & Approved.

- 5/3/23- Concrete slab inspection for basement area of house. Inspection Passed & Approved- Contractor verbally reminds inspector that rotten wood on *south east corner* needed to be removed. Contractor had to remove this material in order to build the new (APPROVED) foundation under structure as the rotten wood would not have been able to provide adequate support.

  The inspector's recollection of the situation is that the demolition work occurred after the 5/3/23 inspection and before the 6/15/23 inspection. No discussion of the proposed removal occurred and no approval or authorization was given to remove the material by the inspector. When the inspector showed up to conduct the inspection on 6/15/23 the material in question had been removed and was no longer on the site.

- 6/15/23- Foundation Footings and Stem wall at South East Corner of Building- Inspection passed and approved by same inspector; this is when we were requested to provide an updated survey letter and an updated floor plan to reflect the replacement of compromised building materials, such as the floor joists, rim boards, and subfloor plywood at the *south east corner.* The building inspector had seen all of the new materials but still allowed me to continue work.

  On 6/15/23, a written correction notice was issued upon discovery of the material being removed without proper approval. The contractor seemed aware that the work exceeded the scope of work associated with the approved plans. The assertion that "the inspector had seen all the new material and allowed me to continue working" is not accurate. The inspector could not have seen "all" the material because it was not installed until after the 6/15 inspection. Only the foundation set-up was in place, which puts the inspector in a difficult position because the foundation was approved to be installed so a correction notice was then issued for the work not shown on the approved plans, there was no misunderstanding why the notice was being issued. The contractor did not address the correction notice and continued to work without authorization for approximately 4 months before providing the requested setback verification, only partially addressing the correction notice.
  Of further note, the contractor only confirms in this statement that the "*floor joists, rim board and subfloor plywood where compromised*". If this is so, the entire wall did not necessarily need to be removed. Though not easy, the floor system could have been replaced without removing the wall framing. No evidence was provided of the wall framing being compromised and or any communication with the building & planning department about removing the wall(s).

- 10/5/23- Stop Work Order- Issued by Duane Dauphinee Inspector.

During the time between the June, 2023 inspection and when we were issued the stop work notice we had incurred a lot of work and costs.

Between June 2023 and October 2023 we had completed the following:

1- completion of concrete foundation (as inspected and approved by permitted plans).
2- Framing of floor joists and plywood installation on entire floor system. (replacement of compromised rotten materials).
3- Structural steel floor assembly (as approved by permitted plans).
4- Framing of walls on entire main level of home.

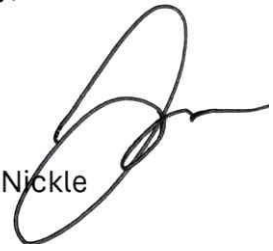
The Building Inspector was well aware that I had to remove wood and make some deviations from the construction plans in order to safely construct the residence because so much of the wood was rotten. No changes were made to the location of any of the walls.
At no point did the inspector give any indication it was o.k. to proceed with removing the compromised floor frame and intact wall(s). In fact, he issued a correction noticed and cautioned moving forward until the revised plans are approved, just as he would on any other project that appears to have exceeded the scope of the approved plans.
Note the original scope of work for the permit application reads as follows:
Minor remodel of an existing 2-story residence with an attached 2-car garage. Replace interior fixtures and finishes. Replace all existing doors and windows.

I had to make the construction changes I made because the condition of the underlying wood was so poor that it could not support the construction that was to be built on top of it. Our hope is that the city recognizes that the work that resulted in the Stop Work order simply replaced older rotten wood, with viable, safe lumber that will support modern construction, and that this type of flexibility is necessary to be able to competently remodel structures in the City of Carmel.

We have already performed a lot of work on this building, and we want to keep the building the same size, shape and footprint that it originally was.
To date, no revised plans have been submitted to the City.

Thank you for your care and consideration in this matter.

Sincerely,



Ryan McNickle

General Contractor

McN1cKLECOSTRUCTioN@GMAIL.coM (831) 915-3393

McNICKLECoNSTRucnoN.coM

CITY OF CARMEL-BY-THE-SEA APPEAL FORM

Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed ***within 10 calendar days following the date of action*** *and paying the required filing fee as established by City Council resolution.*

Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed ***within 10 working days following the date of action*** *and paying the required filing fee as established by City Council resolution.*

James Melani and Marion Melani

Name of Appellant

c/o Krista M. Ostoich, Esq.

Mailing Address of Appellant

Phone Number Email address

Send correspondence to the following party (if different than Appellant):

Krista M. Ostoich, Esq.

Name

3855 Via Nona Marie, Ste. 201, Carmel, CA 93923

Mailing Address

(831) 250-7422 kostoich@ostoichlaw.com

Phone Number Email address

Planning Commission

Commission, Board, Official or Department whose action is being appealed

Physical location of property involved (street location or address): N. Carmelo St. 4 SW 2nd

Lot Block APN

Date of decision being appealed: January 24, 2024

Specific action or decision being appealed: Determination of rebuild as a "demolition", requiring conformity to setback standards

Grounds for appeal (attach additional pages if necessary): See attached letter

James Melani
James Melani (Feb 6, 2024 18:37 PST)

Marion Melani
Marion Melani (Feb 6, 2024 20:50 PST)

Signature of Appellant

Reference Chapter 17.54 of the Carmel-by-the-Sea Municipal Code "Appeals"

revised 1/2020

Krista M. Ostoich

ATTORNEY AT LAW

February 7, 2024

Mayor Dave Potter
City Council Members
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

RE: Jim and Marion Melani DS 21-186
Appeal of Planning Commission Decision of January 24, 2024

Dear Mayor Potter and Councilmembers,

I represent the property owners, Jim and Marion Melani, in filing this appeal of the Planning Commission's decision on January 24, 2024. On that date, the Planning Commission decided that work performed on the Melani residence (the "Project") was a demolition of a legal non-conforming structure under Section 17.36 of the Carmel-by-the-Sea Municipal Code (the "Code), and as a result, the structure would be required to conform to current setback standards and all construction performed in the south side yard setback would be destroyed.

My clients are appealing the Planning Commission decision on the following grounds: 1) The work that was performed on the Project was repair and alteration work, which is expressly authorized on legal non-conforming structures under Code Section 17.36.030(A); 2) The Planning Commission's definition of demolition has been applied arbitrarily and inconsistently to this Project in comparison to other legal non-conforming projects throughout the City; 3) the Melani's relied on the City's inspections in investing considerable sums into their Project; and 4) the City delayed in issuing the Stop Work Notice.

Project Background

The original home on-site was constructed in either 1974 or 1975, with a subsequent addition made in 1976. Both the original construction, and the addition, predate the current Zoning Code. That means that at the time the house and addition was constructed, it was in legal conformance. Jim and Marion Melani respect the uniqueness and character of the City of Carmel

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and wanted to keep as much of the original character of the residence as possible, while updating it to today's modern living standards.

To preserve as much of the original character of the residence, my clients chose to pursue a remodel instead of simply demolishing the structure and rebuilding from the ground up. The City Planning Staff approved the Design Study (DS 21-186) on September 30, 2021 and a subsequent revision to the Design Study on May 2, 2022 authorizing an interior and exterior remodel including new wood and stucco exterior siding, skylight modification, a cantilevered deck, and extensive demolition of doors and windows and portions of walls. (See Attachment 1). The remodel did not enlarge or extend the structure, and the roof line was even brought down one inch in height.

Here, as described in more detail in the attached letter from the contractor, Ryan McNickle, once the Contractor began work, he discovered that the existing condition of the building and materials would not allow for repurposing or reusing the existing wood. As the photographs attached to the McNickle letter demonstrate, much of the lumber that was supposed to remain and be the bones upon which the rest of the residence was constructed, was completely rotten and un-usable. As stated in the McNickle Letter, "There was simply no safe way to move forward without replacing the rotten lumber." (See Attachment 2).

In addition to the repair work required to the exterior walls due to the rotten lumber found, the Contractor was forced to reconstruct other exterior walls because it was not possible to salvage said walls while installing the approved steel floor package on the southwest corner of the structure and the approved new floor package on the northwest corner of the structure. Furthermore, the approved structural plans required several added posts and beams that replaced existing posts and beams and were necessary to achieve a code-compliant structural design. (See Attachment 3, Pages 25-27).

The Municipal Code Allows Maintenance, Repair and Alterations to a Nonconforming Structure

Code Section 17.36.030(a) allows for the maintenance, repair and alteration of a legal nonconforming structure. Section (b) of the same section prevents repairs, alterations or remodels that enlarge, extend or increase a legal non-conforming feature. It is clear from the language of Section 17.36.030, and particularly from the inclusion of the terms "maintenance, repair and alteration," that the intent of the Ordinance is to allow legal non-confirming structures to be kept, used and brought up to current standards, so long as the structures themselves are not made larger or more non-conforming.

My clients took no action to enlarge, extend or increase any legal non-conforming feature of their residence, and there is no dispute regarding this issue. Therefore, if the work that resulted in the Stop Work Notice is deemed to be maintenance, repair, or alteration work, it is allowable under the City's Municipal Code.

The Code does not define repair or maintenance, but the Merrian Webster Dictionary defines repair as, "a) to restore by replacing a part or putting together what is torn or broken; b)

to restore to a sound or healthy state; c) to make good" and it defines maintenance as, "a) to keep in an existing state or b) preserve from failure or decline."

The Code provides the following definition of alteration:

Alteration. Any change, addition, or modification of any of the supporting members of a structure, such as bearing walls, columns, beams or girders, that changes the exterior architectural appearance or materials of a structure or object. "Alteration" includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures but excludes ordinary maintenance and repairs.

The Code's own definition of "Alteration" includes all of the work performed on the Melani Project as it specifically encompasses changes, additions or modification to supporting members of a structure, bearing walls, columns, beams or girders and changes to materials and exterior surfaces and even demolition.

Since Code Section 17.36.030(a) allows for the maintenance, repair and alteration of a legal nonconforming structure, and the work that resulted in the Stop Work Order falls within the City's own definition of alteration, the work performed on the Melani Project is allowable work under the Code.

The Planning Commission Refused to Consider that the Work Performed was an Allowable Alteration Under Code Section 17.36.030(a)

The Planning Commission, in deciding that the Project was a "demolition" and should be reconstructed to the current side yard setback, appeared to only consider whether the work performed on the Project was repair work, and refused to consider whether the work performed was an alteration under the City Code.

Code Section 17.36.030 specifically authorizes repairs, maintenance and alterations to a non-conforming structure. The definition of alteration in the Code encompasses work that is exponentially more invasive than repair work. The inclusion of the term "alteration" alongside the terms "repair" and "maintenance" in the list of allowable actions, combined with the fact that the City specifically defines the term "alteration," shows the intention of the drafters of the City Code to give owners of legal non-conforming structures wide latitude to take appropriate action to extend the life of their legal non-conforming structures.

It is clear from the photos of the existing conditions at the Project, that the poor condition of some of the wood required repairs to be made. (See Attachment 2). In addition to the repairs, alterations were made to the structural components in order to comply with the requirements and objectives of the approved plans. Since alterations are allowed on legal non-conforming structures so long as the structure is not made bigger or the legal non-conformity is not increased, and the work performed on the Project falls within the definition of "alteration", the Planning Commission erred in deciding that the work performed on the Project was a demolition which violated the Code and must be brought into conformance with the current side yard setback.

The Planning Commission Has Recently Given Permission for a Legal Non-Conforming Structure to be Demolished and Reconstructed as a "Substantial Alteration"

The Planning Commission has recently given permission to extensively demolish and rebuild a legal non-conforming structure as a "Substantial Alteration." The Rachleff Project, DS 21-211 (the "Rachleff Project"), was approved by the Planning Commission on March 9, 2022 as a substantial alteration of a legal non-conforming structure. The structure is legal non-conforming as to its height, and as such, is bound by Code Chapter 17.36. (See Staff Report and Approved Plans, Attachment 4).

The Rachleff Project Approved Plans show that the Planning Commission gave permission for extensive demolition to both the ground level and second levels of the non-conforming structure. Sheet A-1.1 of Attachment 4 show extensive demolition of the entire eastern portion of the structure. Sheet D-2.0 of Attachment 4 shows upper-level demolition to the entire west side of the structure, the majority of the south side, and portions of the north side. Sheet D-2.0 also shows that the lower level was entirely demolished except for an approximately eight-foot section of the southern wall and an approximately 11-foot section of the northern wall. The Approved Plans clearly show more than 50% of the exterior walls of the structure were demolished.

It is apparent from the Rachleff Project Approved Plans that demolition significantly greater than 50% of the exterior walls was permitted to occur so that new weight bearing walls could be constructed in their place. The fact that the Planning Commission granted approval for the Rachleff Project and allowed the applicant to demolish extensive portions of both levels of the residence as an alteration, but refused to consider the same type of work performed on the Melani Project as an alteration, is not equitable.

The City must apply the same interpretation of Chapter 17.36 to all legal non-conforming structures. Either removing more than 50% of the exterior walls is a demolition that is not permitted unless the structure is brought into legal conformity, or it is allowed as an alteration to a legal non-conforming structure. The City cannot arbitrarily pick and choose to allow more than 50% exterior wall demolition in some legal non-conforming structures, and not in others. Due to the extensive demolition permitted on the Rachleff Project, on that Project at least, the Planning Commission clearly considered the demolition work to fall squarely within the Code's definition of alteration and thus gave permission for demolition to occur on a legal non-conforming structure.

The Planning Commission approval of the Rachleff Project shows that City policy welcomes extensive demolition of legal non-conforming structures. The fact that the Planning Commission gave permission to do extensive demolition on the Rachleff Project, while trying to severely punish my clients for their similar actions, is arbitrary and appears motivated by a desire to punish the Melani's. As such, the City Council should overturn the Planning Commission's decision on the Melani Project and make findings that are consistent with the findings made on the Rachleff Project.

The Planning Commission's Strict Application of the Term "Demolition" to the Melani Project is Inconsistent

In deciding that the Project is a "demolition," the Planning Commission is holding the Melani Project to a higher standard than other recent legal non-conforming projects within the City. On January 24, 2024, the Planning Commission, in determining whether a demolition had occurred on the Melani Project, strictly adhered to the Code's definition of demolition which requires that 1) all legal non-conforming portions of a wall are considered as being taken down even when the legal non-conforming walls are proposed to remain, and 2) any remaining exterior wall surfaces measuring 10 feet or less in length are also considered as being taken down or removed, and included in the calculation demolition.

The Planning Commission concluded that the demolished portions of the structure, combined with the legal non-conforming south side walls (of which the entirety is non-conforming) and the exterior wall surfaces measuring 10 feet or less between the demolished walls, exceeded 50% of the exterior walls of the structure.

On July 14, 2021, the Westbrook Project (DS 21-196) was approved for modifications to previously approved Tract 1 Design Study DS 19-306 on a legal non-conforming structure. The structure is legal non-conforming as to the composite yard setback. Apparently, the applicant made modifications and changes to the approved Tract 1 Design Study without approval, were issued a Stop Work Notice by the City. Unlike the Melani's, the Westbrook's were allowed by the City to modify their Tract 1 permit to include the unapproved work. (See Attachment 5).

As you can see from the Staff Report and Approved Plans, the Planning Commission simply concluded that the Westbrook Design Study did not meet the definition of demolition because it did not include removal or replacement of more than 50% of the exterior walls. Neither City Staff nor the Planning Commission provided any evidence for the conclusion that a demolition had not occurred.

Even when presented with information showing that the entire west side of the structure was demolished and reframed, and that portions of the north, south and east exterior walls were demolished, the Planning Commission still did not require that a calculation was undertaken to determine exactly what percentage of the exterior walls had been taken down. (See Attachment 5, Raffeto evidence submitted as Attachment 6 to the Staff Report).

If the Planning Commission applied the same definition of "demolition" to the Westbrook Project that it applied to the Melani Project, the Westbrook Project would have also been deemed a demolition. This is because, like the Melani Project, the Westbrook Project is legal non-conforming as to the side yard composite setback. By applying the strict definition of "demolition" to the Westbrook Project, either the West or South exterior walls would automatically be considered as demolished, even if they were to remain.

Additionally, the strict definition of "demolition" dictates that any continuous walls measuring 10 feet or less, between demolished walls, would be included as demolished. From the Westbrook Project plans, clearly there are several wall segments that are less than 10 feet in

length that would have to be included as demolished. Combined with the evidence submitted that the entire west structure was demolished and reframed, the Planning Commission clearly did not apply the same standard to the Westbrook Project than it did in finding that the Melani Project was a demolition.

By permitting the Planning Commission to use a different interpretation of demolition in the Melani Project than was utilized by the Planning Commission in the Rachleff and Westbrook Projects, the result is that similarly situated properties are arbitrarily treated in different manners by the City throughout the development process. In the interest of providing predictable, consistent standards that the public, contractors and tradesman can trust and rely on, the City Council should not allow the Planning Commission to utilize a far stricter definition of "demolition" on the Melani Project than it has recently done on other similar projects.

If the Commission Does not Deem the Work to Be Repair or Alteration Work, the Code Provides an Alternative

The Municipal Code Acknowledges that Compliance with Current Codes May Alter Existing Buildings

The Municipal Code acknowledges that circumstances arise which require alterations to existing buildings in order to comply with current Codes. City Municipal Code Section 17.36.040(c) allows for alterations to existing buildings to comply with the Uniform Building Code.

Here, the condition of the lumber prevented the licensed contractor from proceeding without new lumber in place. While this Code Section requires design review of alterations made to comply with Building Codes, and that was not applied for in this case, the Commission still has the option to make the findings under Section 17.36.040(c) that the Project can proceed so long as the nonconformities are not increased. This finding would be based on the fact that under the Uniform Building Code, the existing lumber simply would not have been safe to build upon.

The Melani's Relied on the City Building Inspector's Acknowledgment and Sign-Off of the Project

The City Building Inspector inspected the project on five different occasions from February 7, 2023 through June 15, 2023. During every single one of these inspections, it was apparent that the existing walls had been altered or replaced due to dry rot, termites or new structural requirements. On June 15, 2023, the City acknowledged in a Correction Notice that the old framing had been removed, but still allowed work on the Project to proceed. (See Attachment 2, Page 4).

During the time frame between June 15, 2023, when the Correction Notice was issued, and October 5, 2023, when the City issued the Stop Work Notice, significant framing construction was completed. In total, my clients spent $677,162.75 on new framing work after the City issued the Correction Notice and acknowledged that all the walls of the structure had

been taken down, but before the City issued the Stop Work Notice. Of that $677,162.75, approximately $200,000.00 is for construction work within the setback that, if this appeal is not successful, must be demolished and removed. (See Attachment 6).

In addition to the approximately $200,000.00 in construction costs that were incurred for work that the Planning Commission has determined will need to be demolished, the cost for the actual demolition, the new foundation, and connections to the existing construction is estimated to cost another $224,000.00, for a total of $424,000.00 in new expenses. (See Attachment 7).

In sum, the Applicants relied on the City's repeated inspections and knowledge of the conditions on-site in continuing work on the Project. Had the City issued the Stop Work order in June, 2023, when the City was undisputedly aware of, and acknowledged, that the existing framing had been taken down, my clients would not have incurred the approximately $200,000.00 in construction costs for work in the south side setback, and would not have to incur the additional $224,000.00 in demolition and reconstruction costs to reconstruct the south side of the structure. The Applicants relied on the City and its repeated inspections of the Project in continuing to invest large sums into the construction work.

This is not an instance where the allegedly "unapproved" work was hidden and not visible. It was very apparent to anyone passing by the Melani Project for the entirety of 2023 that the structure had been taken down. The City's own inspector physically visited on-site on five different occasions as mentioned above. It is unreasonable and inequitable that the City waited until October 5, 2023, to issue the Stop Work Order when it was aware of the alleged "violations" in at least June, 2023.

If the City would have issued a Stop Work order in or around June 15, 2023, when the City acknowledged the on-site conditions, the Melani's would still lose approximately 195 square feet of approved living space, but they would not have wasted approximately $424,000.00 for perfectly good construction that the City appears to now be ordering them to destroy.

The City Unreasonably Delayed in Issuing a Stop Work Notice

As stated above, the City was aware that the exterior walls of the Project had been taken down by, at the latest, June 15, 2023. For unknown reasons, the City delayed issuing a Stop Work Notice until October 5, 2023. In that three and a half month time frame, which constitutes the entire local summer season, the Melani's expended approximately $200,000.00 towards construction work on the south portion of the structure located within the current day side yard setback.

The changed circumstances between the time that the City should have issued the Stop Work Order in June, 2023 and the date the City actually issued the Stop Work Notice render the City's conduct in issuing the Stop Work Order inequitable.

Conclusion

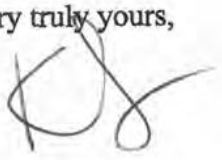
The residence currently under renovation has the same building footprint as the original house built in 1974. The legal nonconformities in the structure have not been increased by any of the work done to the Project. The specific definition provided in the Code of the term "alteration" allows the kind of work at issue to be performed on a legal non-conforming structure, and the City itself has a recent history of allowing this exact type of work on legal non-conforming structures.

The City was aware of the work being performed on the Project, but for some unknown reason, waited until my clients had expended approximately $200,000.00 in reliance on the City inspections to issue a Stop Work Order. If the Melani's are forced to tear down the portion of their structure within the south side yard setback they will lose 195 square feet of living space. Based on a conservative real estate valuation of $2,000 per square foot, the loss of living space represents a potential loss of $380,000 in the value of their home. Additionally, they will be forced to demolish $200,000.00 in new construction work and be required to incur an additional $224,000.00 in expenses in order to demolish the new work and establish a new exterior wall location. In total, my clients will have a loss of over $800,000.00.

This is a very severe remedy, and while it may be warranted if my clients had expanded their house or made it taller to improve the view, they did no such thing. They simply used new lumber instead of old lumber, just like the owners of the Rachleff and Westbrook projects were permitted to do. In hindsight, the Contractor probably should not have relied on the Building Inspector, and instead, City Planning Staff should have been immediately notified that the existing conditions necessitated the use of new materials. Unfortunately, that did not happen. Nevertheless, it is unequitable to penalize the Melani's so severely when the Rachleff and Westbrook Projects demonstrate that the City has a history of interpreting Code Section 17.36.030(a) to allow the same type of work on other legal non-conforming structures that the City has ordered the Melani's to stop.

I ask that you consider all of this information, as well as the City's past decision making in regard to legal non-conforming structures when determining whether to grant the Melani's appeal of the Planning Commission's January 24th decision.

Very truly yours,



Krista M. Ostoich, Esq.

Cc: Brandon Swanson, via email, bswanson@ci.carmel.ca.us
Encl(s): Attachment 1, Notice of Approval
Attachment 2, Letter from Contractor, Dated Dec. 7, 2023
Attachment 3, Approved Revised Plans (Melani)
Attachment 4, Staff Report and Approved Plans for Rachleff Residence (DS 21-211)
Attachment 5, Staff Report and Attachments for Westbrook Residence (DD 21-196)
Attachment 6, Letter from Contactor, Dated Feb. 6, 2024
Attachment 7, McNickle Construction Demolition and Reconstruction Proposal

Attachment 1

NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 21186

Owner Name: MELANI JAMES A & MARION J TRS

Case Planner: Marnie R. Waffle, AICP, Senior Planner

Date Posted: _____

Date Approved: 09/30/2021

Project Location: N. Carmelo Street 4 SW of 2nd Avenue

APN #: 010242024000 **BLOCK/LOT:** NN/S. 30' of 25, N. 20' of 23

Applicant: Adam Jeselnick, AIA, Architect

Project Description: Approval of Design Study (DS 21-186, Melani) authorizes an interior and exterior remodel including new wood and stucco exterior siding, exterior paint, composition shingle roof, aluminum clad wood doors and windows including new and modified openings, skylight modifications, a rear balcony, underfloor storage space, 100 square-foot bonus basement area for laundry and mechanical rooms, new exterior light fixtures, and a sand-set stone terrace at the front entry located on N. Carmelo Street 4 SW of 2nd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) District as depicted in the plans prepared by Adam Jeselnick Architect stamped approved and on file in the Community Planning & Building Department.

Can this project be appealed to the Coastal Commission? *Yes* ☐ *No* ☑

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

Attachment 2

7 December, 2023

Carmelo 4SW of 2nd
DS 21-186 (Melani)

To City of Carmel-by-the-Sea,

I am sending this letter as the Contractor on this Project.

I think the confusion/discrepancies that have led to the Stop Work Notice that was posted on the site of the Project on October 5, 2023, are based on the following items:

1) Unclear dialogue between planning dept, building inspector and general contractor. The attached permit card, signed by the City Building Department, gives an "ok" on June 12, 2023, to proceed with concrete foundation work if we bring in an updated floor plan and setback letter. (Refer to Melani Permit Card- inspection letter and the correction notice document 6/15/23). This approval gave me confidence that building/planning was ok with our approach of remodeling the building in quadrants and continuing with site production. The setback letter was delivered by Landset Surveyors in June 2023 (see attached). The newly requested floor plan was provided by the Framing contractor SR Freeman shortly thereafter. (see attached). Between the time when we submitted the additional materials in June and the October Stop Work Order was issued, no additional lumber was taken out or replaced.

Further contributing to the confusion was a discussion we had with planning on site (May 6, 2022) before the work started and the planner told Jim Melani and I that we would be able to replace the wall framing if we kept up 50% of all walls. We arranged our construction schedule and strategy to follow this directive. This would be considered for framing only, not sheetrock/shear or anything else.

2) Description of building plans in relation to the structural plans. The approved structural plans show replacement of several walls upstairs shaded in grey. This also calls out for the replacement of several posts in the upstairs walls. (Refer to document labeled Floor framing notes 12/4/23 and Foundation Plan Notes- 12/4/23). The approved structural plans also demonstrate a completely new continuous footing and stem wall on the south and east side of the building. This new foundation is along the non-conforming setback lines. So, in effect, we were given approval to build on this same existing footprint of the existing building, however we merely replaced compromised lumber that was above this foundation line (Refer to images A-D).

3) Existing Conditions of the building would not allow me to "re-purpose" or "salvage". This is specific to the northwest corner of the building that shows the termite damage (Refer to photos E-K), and the southeast corner of the building where walls were built over an exterior deck (refer to Existing Deck Framing Sketch). The floor framing in this southeast and southern part of the home were simply un-usable and rotten, so they were discarded and replaced. (Refer to Photos A-D). There was simply no way to safely move forward without replacing the rotten lumber.

We have worked hard to maintain the envelope shape and footprint of the existing building (refer to Proposed Elevations)- The newly built foundation is exact with the build out of the existing home and the overall ridge height to the peak of the building is 1" shorter than the pre-existing structure.

Sincerely,

Ryan McNickle (General Contractor)

PERMIT CARD INSPECTION NOTES

Attachment 9

6/15/23

① Footings at N & NE to existing 2/7/23 O.K. DD * Pending Struct Ltr.

② Underground Plumbing at mech room OK DD 2/24/23

③ Foundation Stem wall set up at N & NE corner (retaining & foundation wall) * To Provide set back letter once S. wall is set up * O.K.. DD

④ Slab Setup at mechanical room area OK DD 5/3/23

⑤ Foundation footings & stem wall at SE corner grid 1-6 & M-D OK *Pending revised plan for floor & wall framing * 6/15/23 DD

Dates of Inspections:

1) 2/7/23- Foundation North Side

2) 2/24/23- Underground Plumbing

3) 2/24/23* FOUNDATION STEMWALL- to provide setback letter once s. wall is set up***- this provided confidence that we were ok to proceed with the setback letter by Landset.**

4) 5/3/23- Slab for North East Side.

5) 6/15/23- Foundation footings & stem wall at SE Corner- OK pending revised plan. Provided we bring the updated floor plan from the structural engineer. Correction notice requested this updated floor framing plan and the set back letter were provided.

CORRECTION NOTICE

Attachment 9

City of Carmel-by-the-Sea
Building Safety Division

Correction Notice

Permit No.: 22-039 Job Location: Carmelo 4 SW of 2nd

Inspection today revealed the following:

1) Please provide set back letter for new footings/foundation

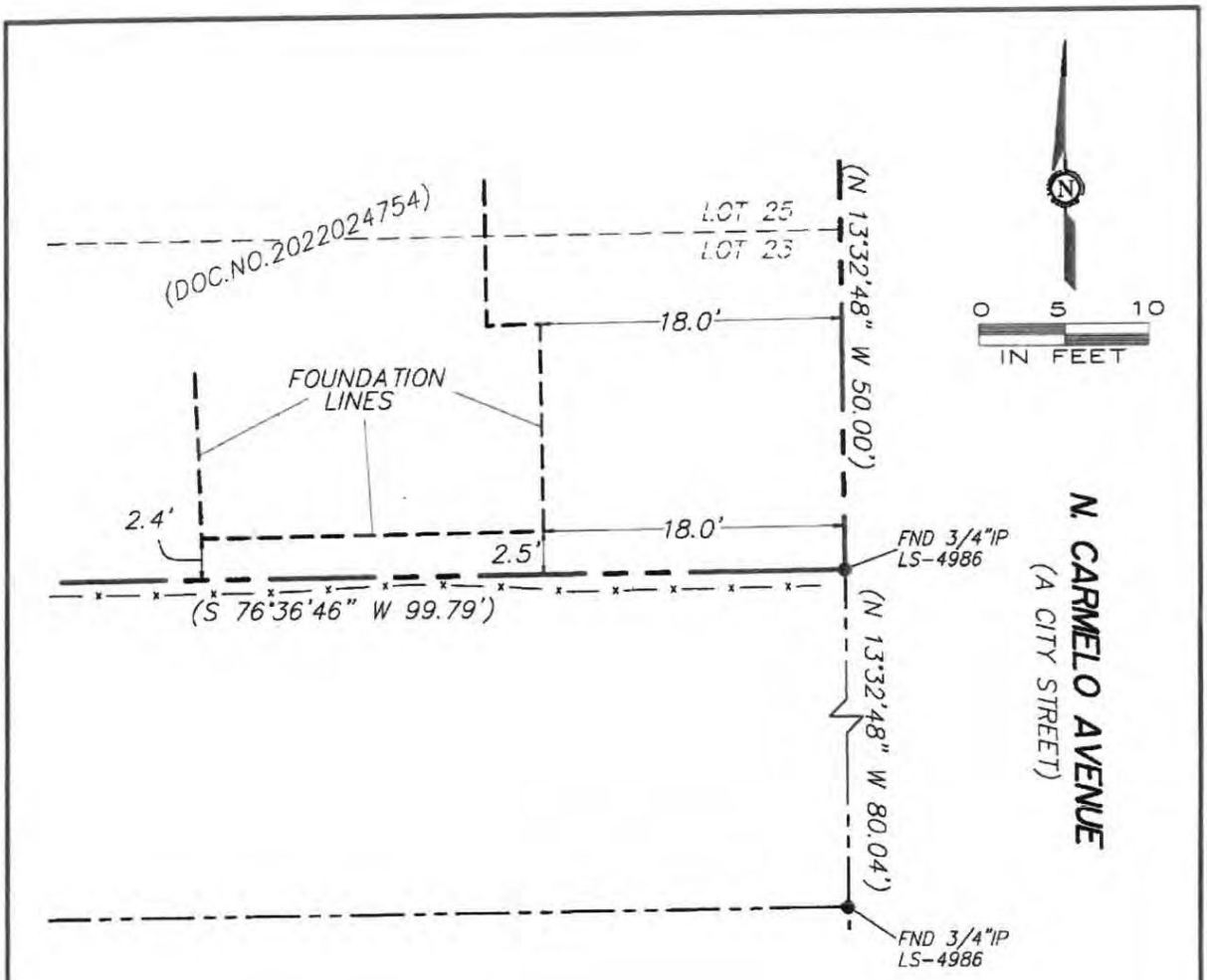
2) Please revise plans to include floor framing & wall revisions at S.E corner

No further inspections shall be done upon these premises until the above discrepancies are corrected. When corrections have been made, call 831-620-2065 for re-inspection.

Duane Daugherty 6/15/23
Inspector, Carmel Building Safety Division Date

This Notice To Remain On Site

SETBACK LETTER



LEGEND

- PROPERTY LINES
- ORIGINAL PROPERTY LINE
- ADJACENT PROPERTY LINES
- APPROXIMATE FENCELINE

7/3/23

PROFESSIONAL LAND SURVEYOR
GUY R. GIRAUDO
EXP. 12/31/23
No. L 8703
STATE OF CALIFORNIA

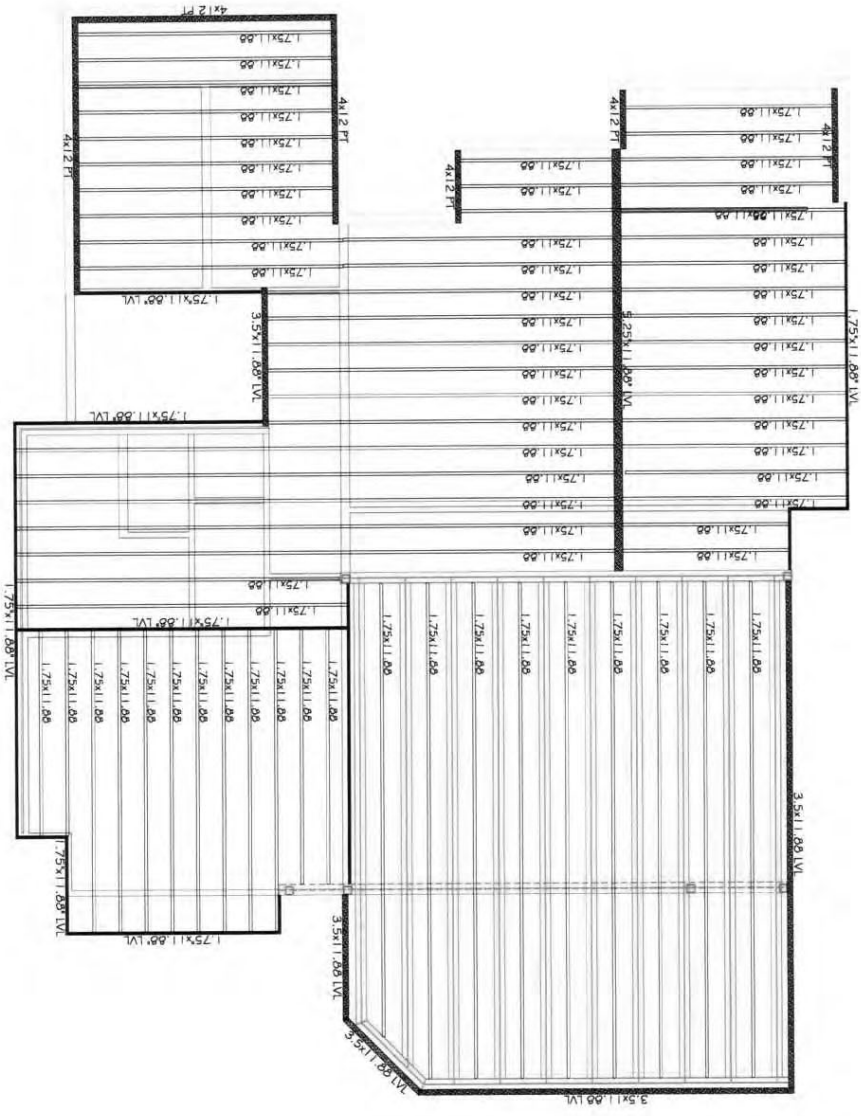
APN: 010-242-024

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SURVEY PLAT
OF
AS-BUILT FOUNDATION LOCATED ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES
N. CARMELO AVENUE, 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
McNICKLE CONSTRUCTION

SCALE: 1"= 10'
DATE: JUNE 2023
PROJECT NO: 2647-01
PAGE 1 OF 1

UPDATED FLOOR FRAMING PLAN



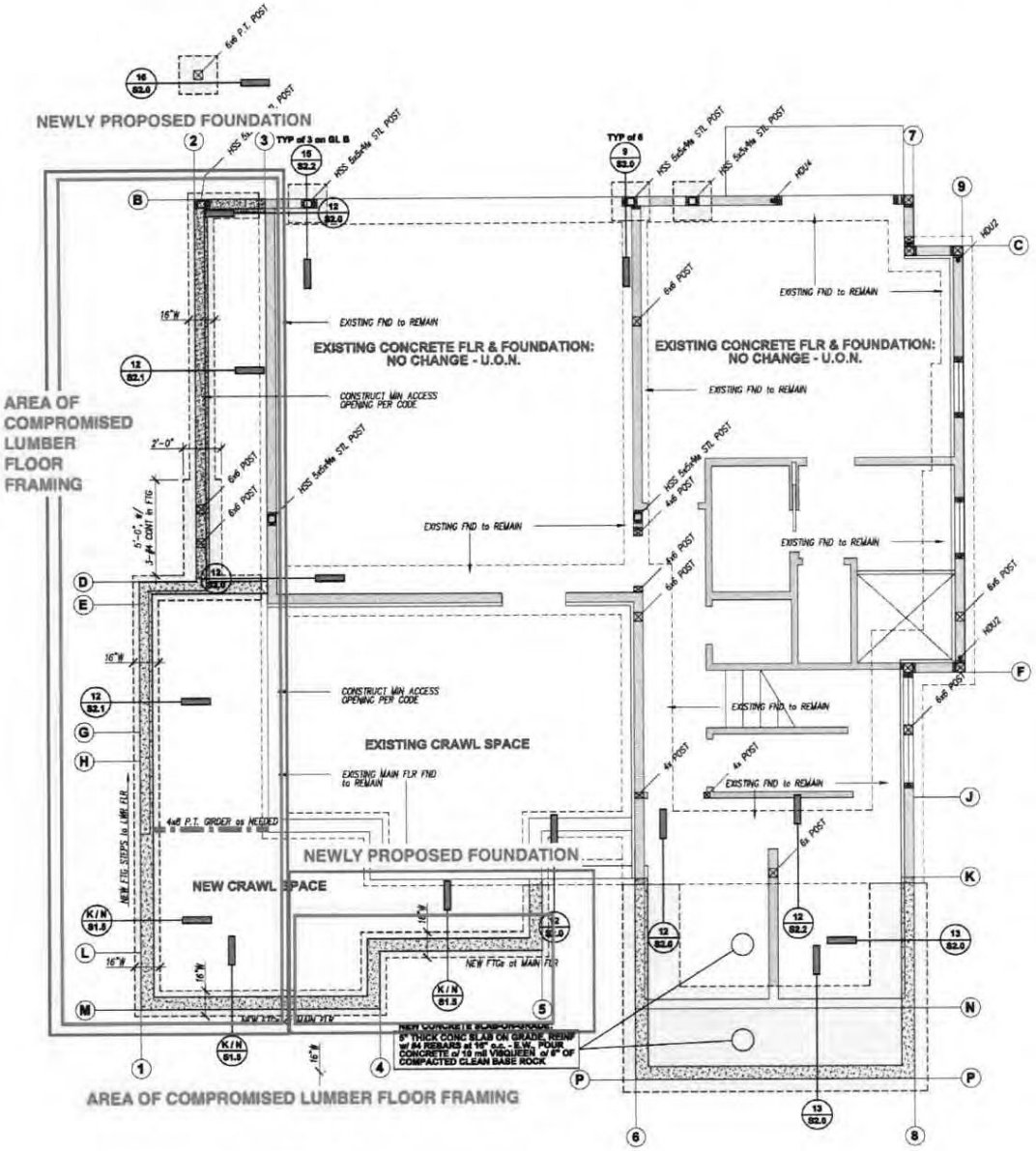
Layout Scale: 3/8" = 1'-0"	S.R. FREEMAN Quality • Care • Craftsmanship	S. R. Freeman MELANI RESIDENCE FLOOR FRAMING LAYOUT	Jobsite Foreman is to check and approve all Layouts, verifiying dimensions and quantities prior to construction to insure the projects overall efficiency.	Revisions Date: By: Date: By: Date: By: Date: By: Date: By:
Drafter/Designer: Ira Duran				
Project Manager:				
Jobsite Foreman:				
SRF Office # 408-364-2200 Fax # 408-364-2100				

FOUNDATION PLAN NOTES

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

1. INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.2 .
2. ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 2/ S1.3. PLYWOOD TYP. EDGE FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALONG THESE MEMBERS. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.
4. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.
5. PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BCS or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.



HANGER SCHEDULE	
MEMBERS	HANGERS

CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
ALL POSTS ON SILL	BCS BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #:_____
Issued By:_____

LOWER FLOOR FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

1

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
LWR FLOOR FND PLAN

SPECIFIC DTLS

Project Name
MELANI

Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921

APN
010 242 024 000

Project Description
SFD- Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 9395(
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K LEE
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By CKL
CLA Job No 2021 - 277
Sheet
S2.0

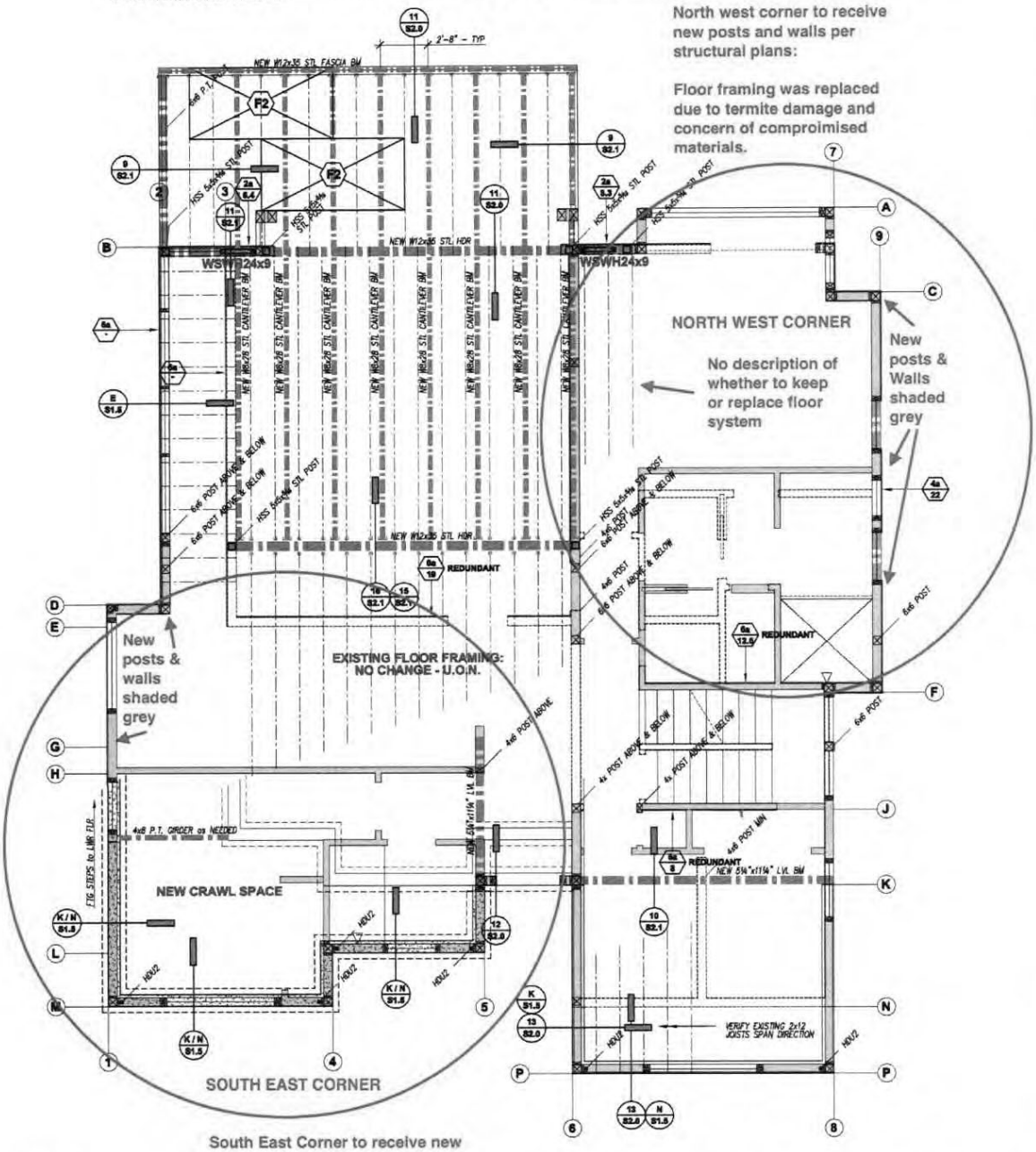
Attachment 9

FLOOR FRAMING NOTES

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

1. **INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.3 .**
2. **ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 3/ S1.3. PLYWOOD TYP. EDGE FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALONG THESE MEMBERS. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.**
3. **FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.**
4. **THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.**
5. **PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BCS or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.**



CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
ALL POSTS ON SILL	BCO BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

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Date: _____ Permit #: _____
Issued By: _____

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
MAIN FLOOR FRMG PLAN
SPECIFIC DTLS

Project Name: **MELANI**
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010 242 024 000
Project Description: SFD- Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 9395(
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K LEE
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

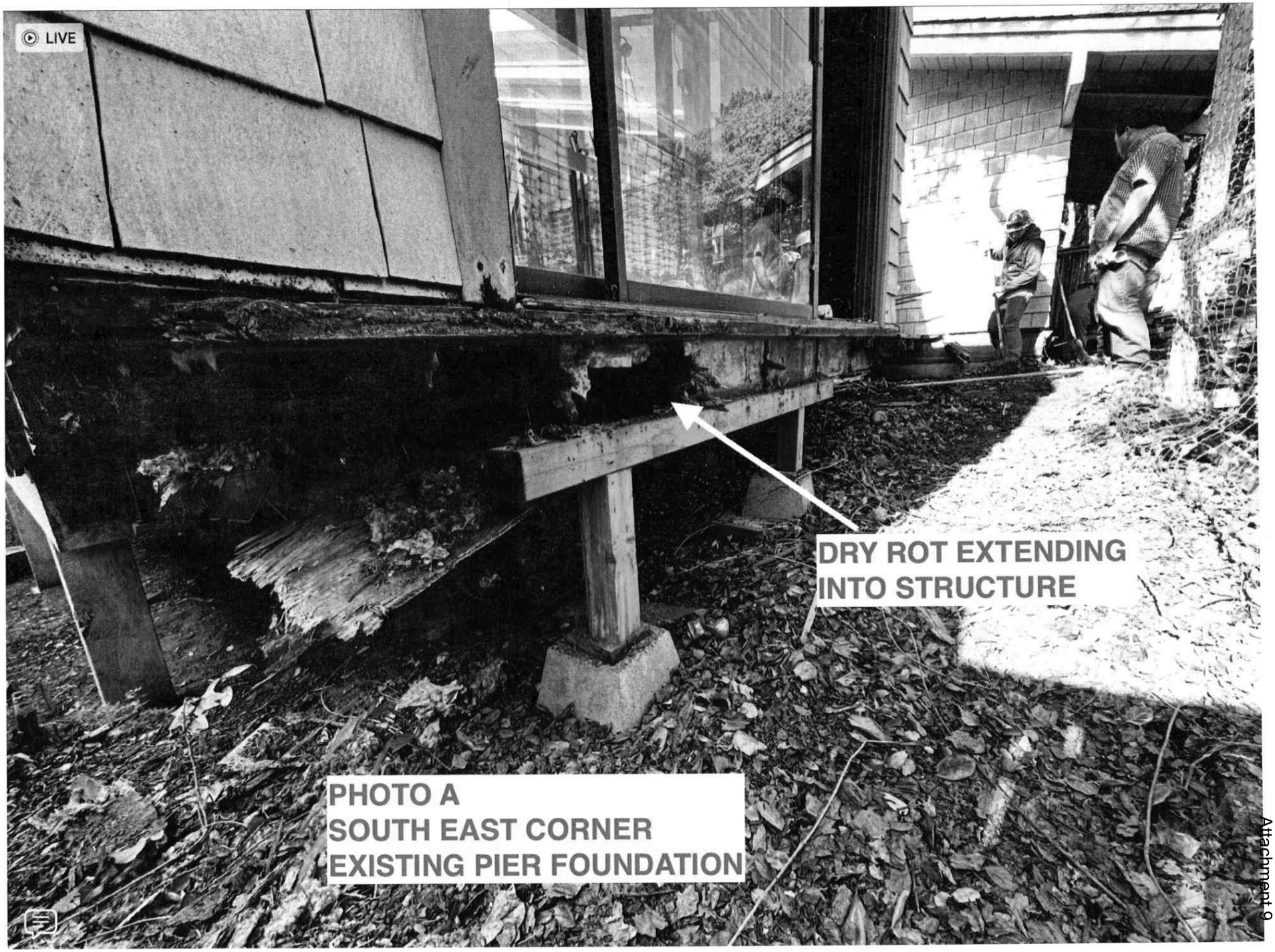
Drawn By: CKL
CLA Job No: 2021 - 277
Sheet: **S2.1**

MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

1

PHOTO A



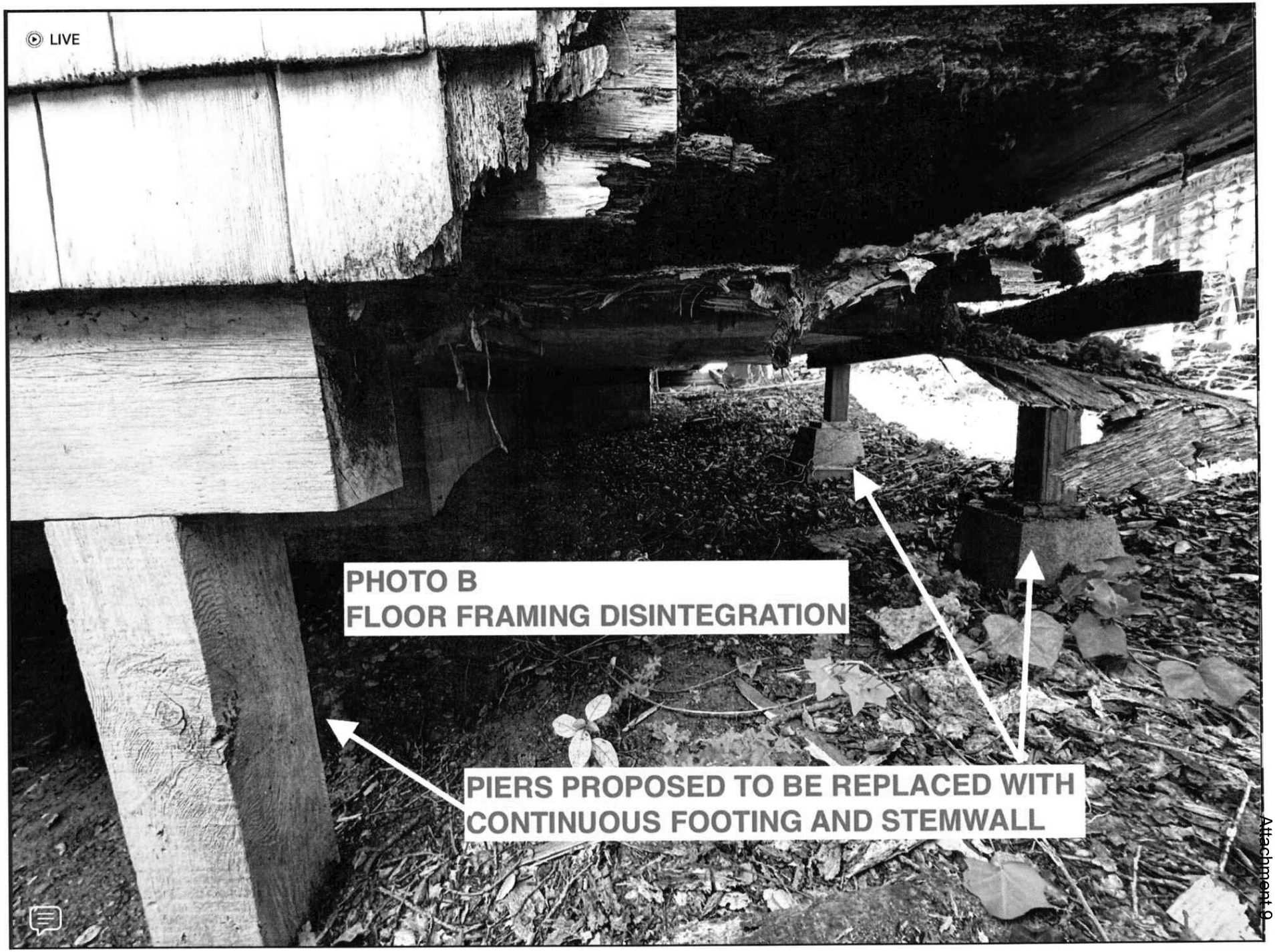
Attachment 9

PHOTO A CLOSE UP



Attachment 9

PHOTO B

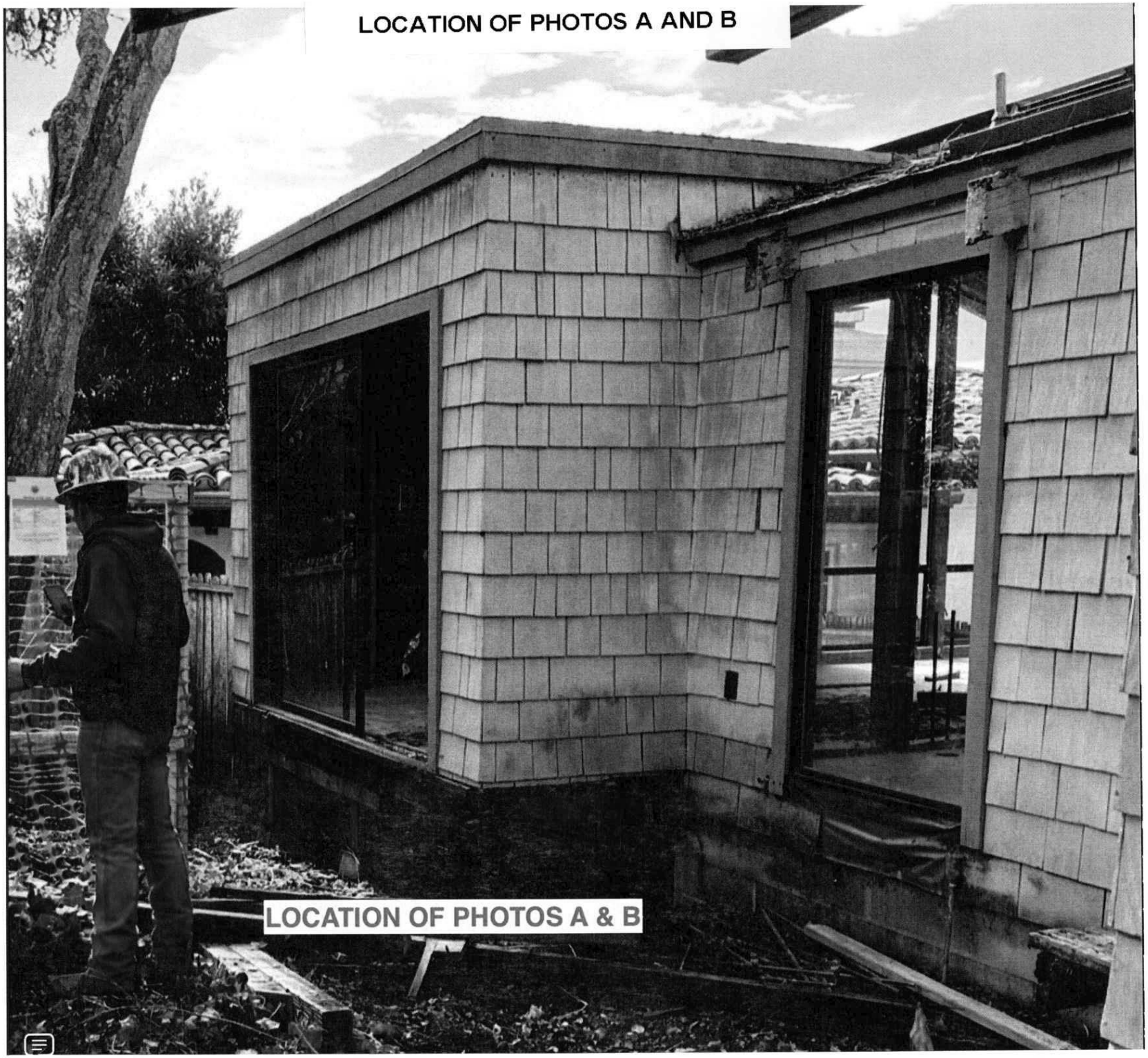


Attachment 9

PHOTO A AND B CLOSE UP

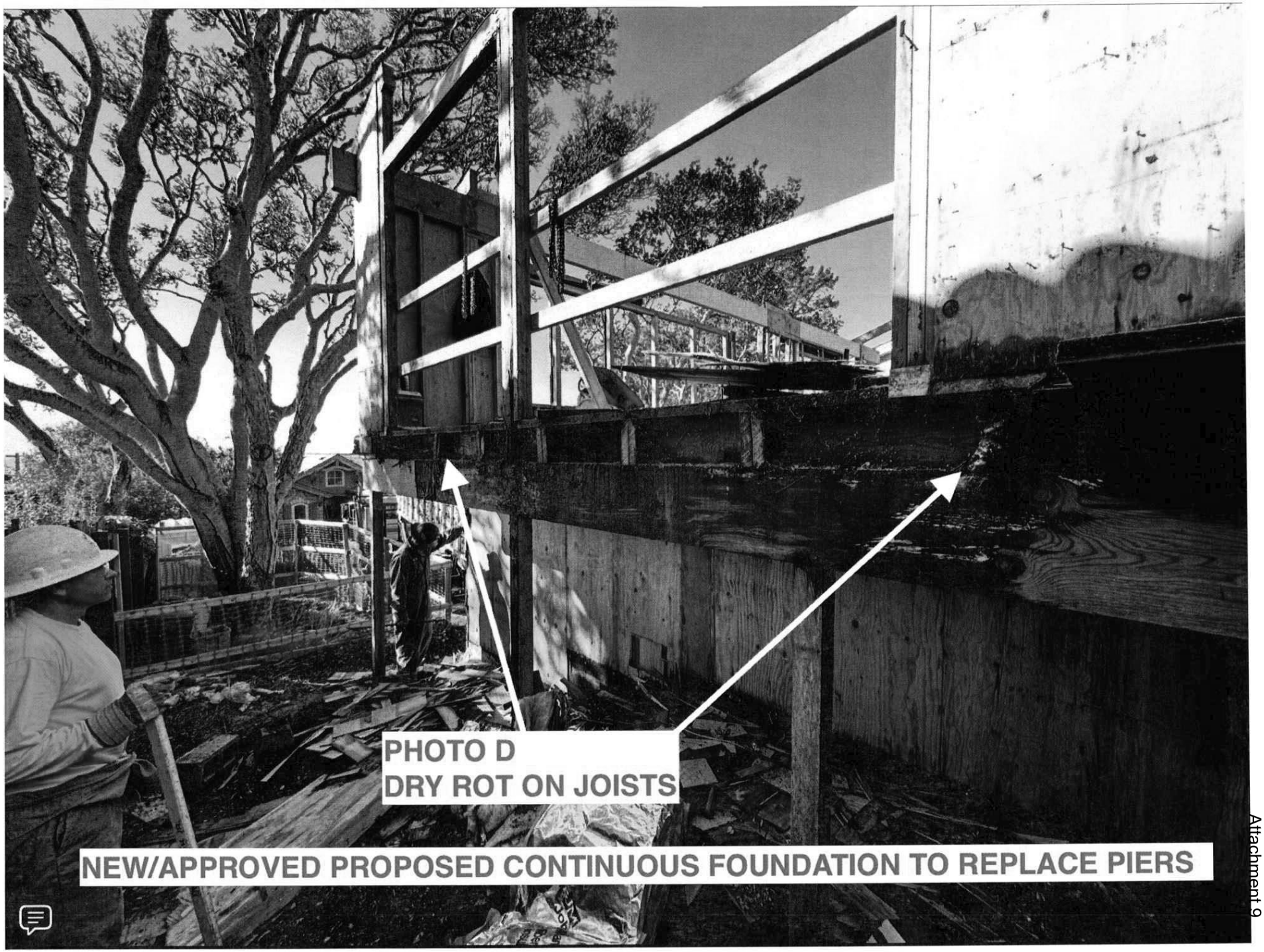


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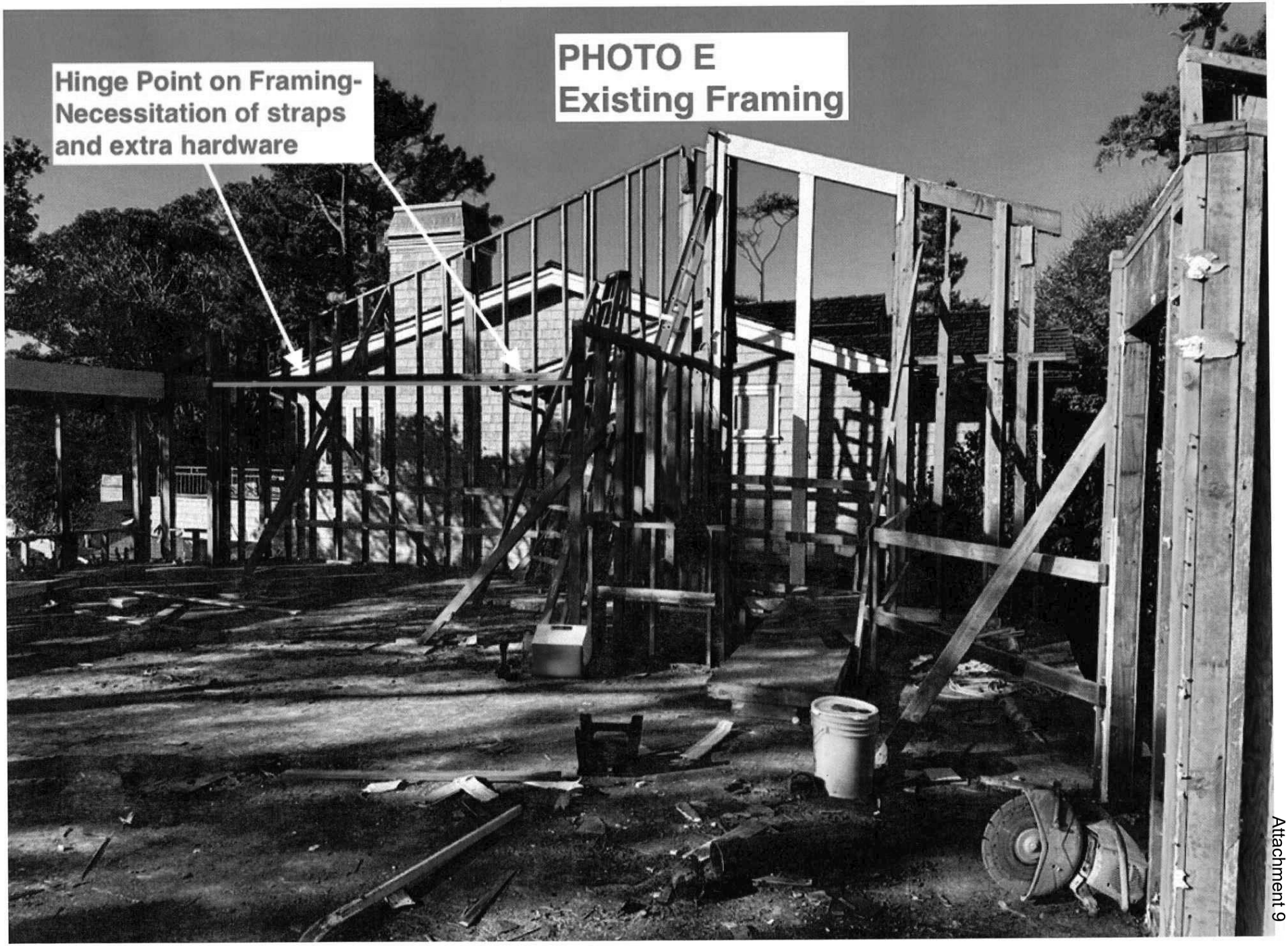
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PHOTO D



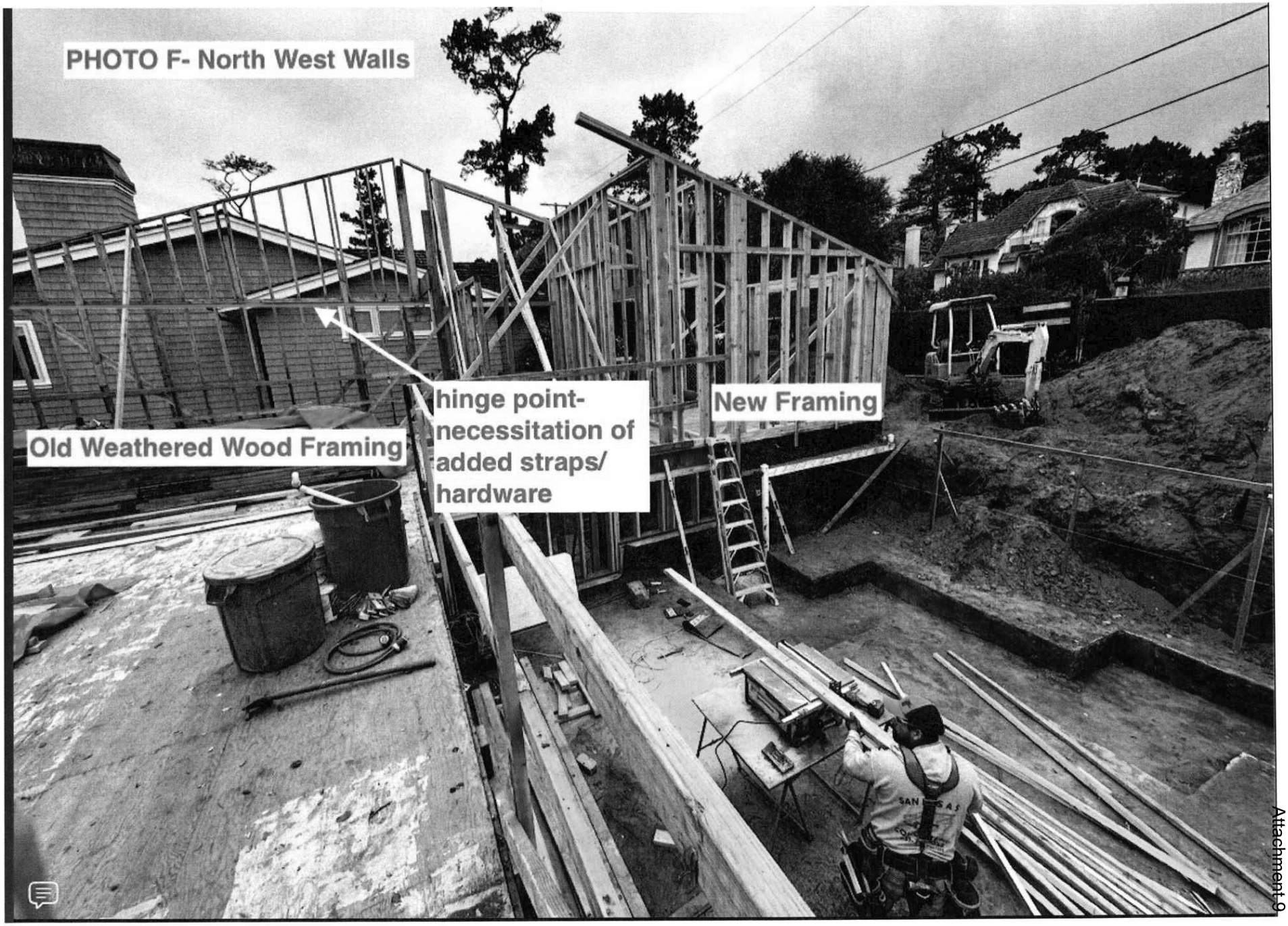
Attachment 9

PHOTO E



Attachment 9

PHOTO F



Attachment 9

PHOTOS G, H, I, J, K











EXISTING DECK FRAMING SKETCH

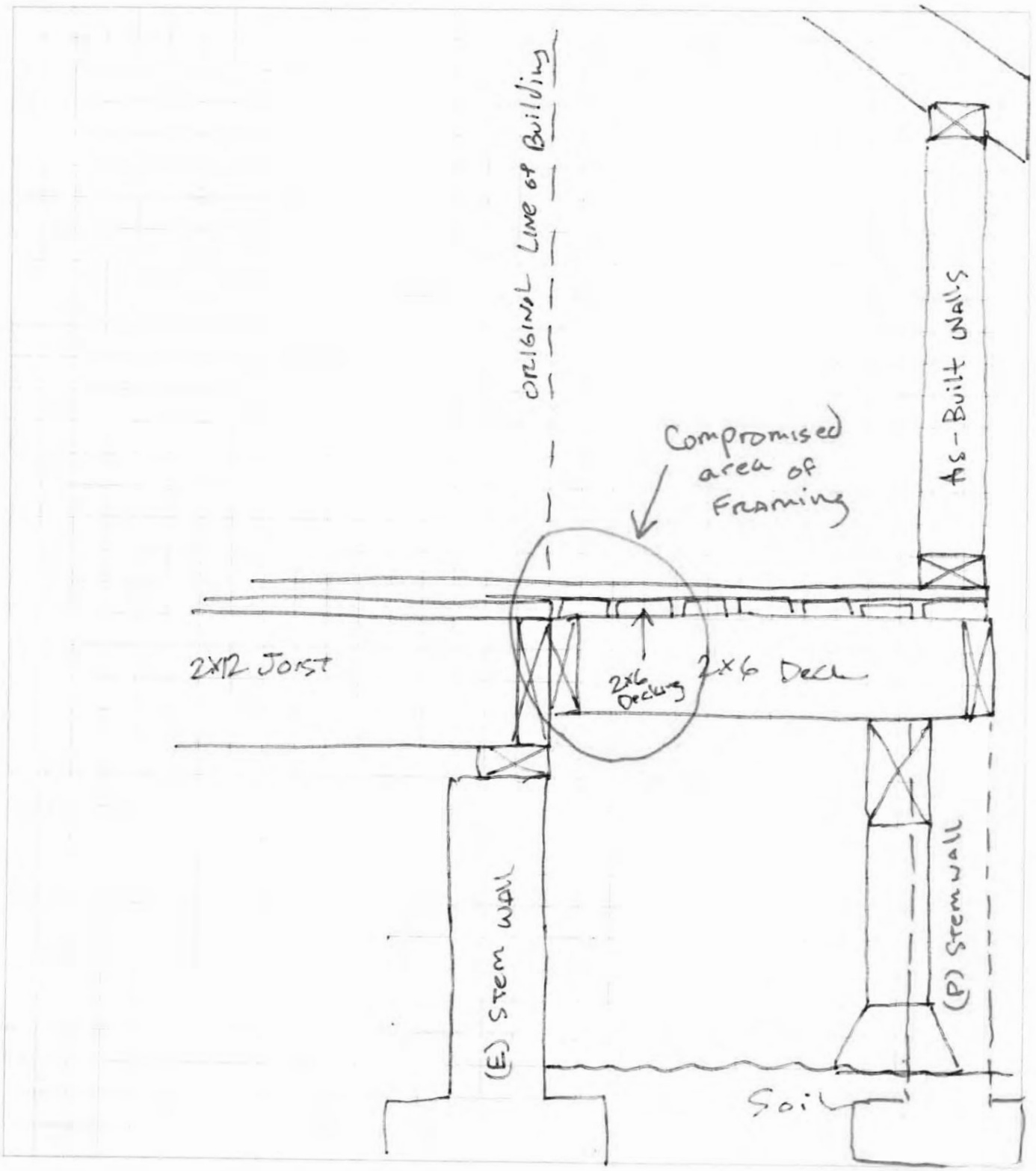
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MCNICKLE CONSTRUCTION

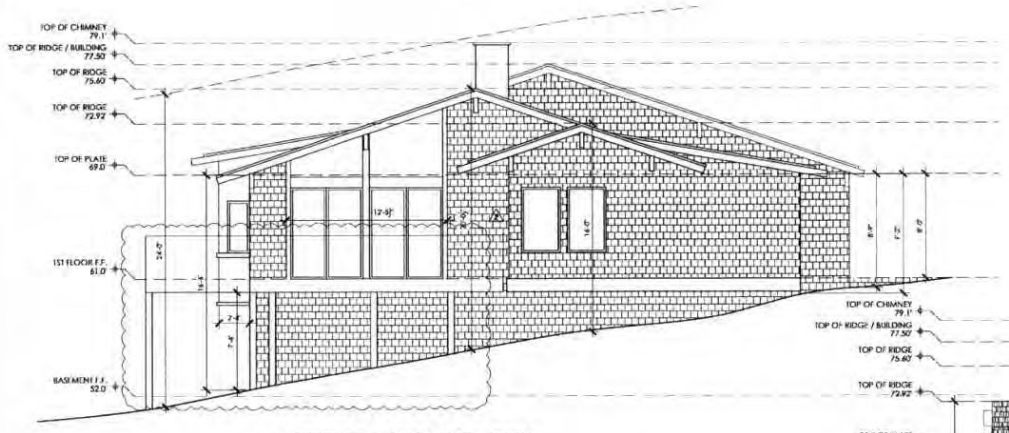
LICENSE 996169

Job Name Melani

Date 10/11/23



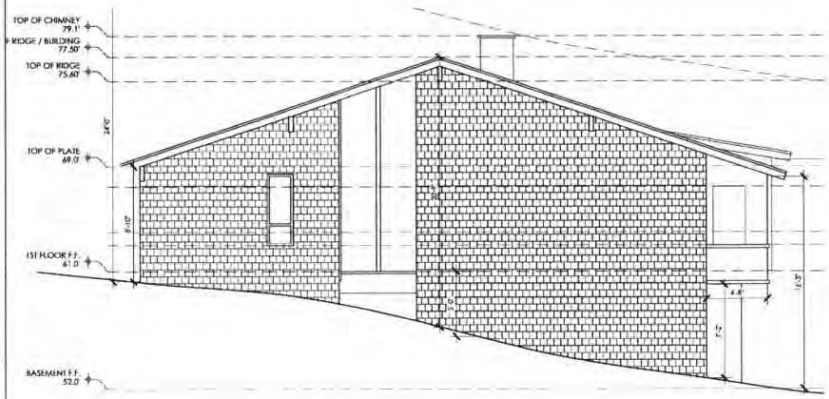
EXISTING ELEVATIONS



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: Permit #:
Issued By:

REVISION #			
1	-/-	07/29/22	
2	2	08/30/22	PLAN CHECK RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. 30978 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ELEVATIONS

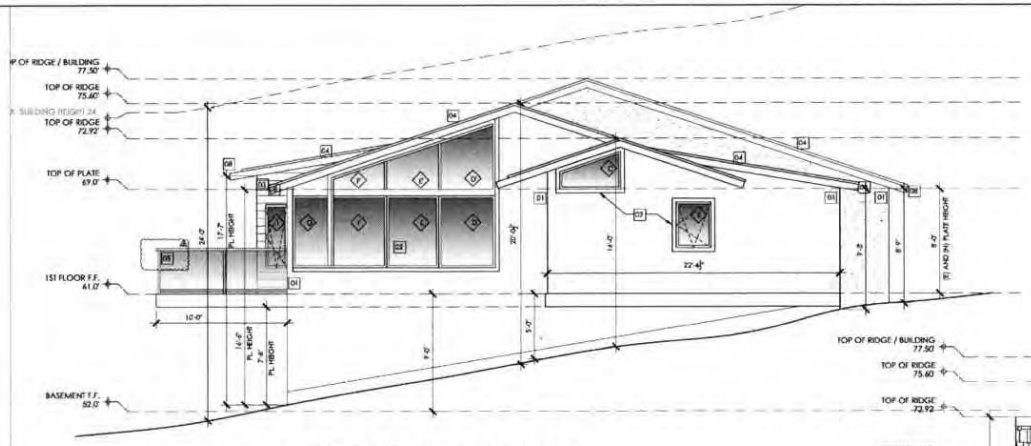
7/29/2022

1/4" = 1'-0"

A7

Attachment 9

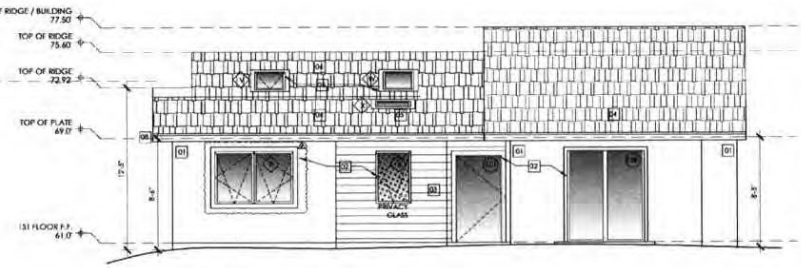
PROPOSED ELEVATIONS



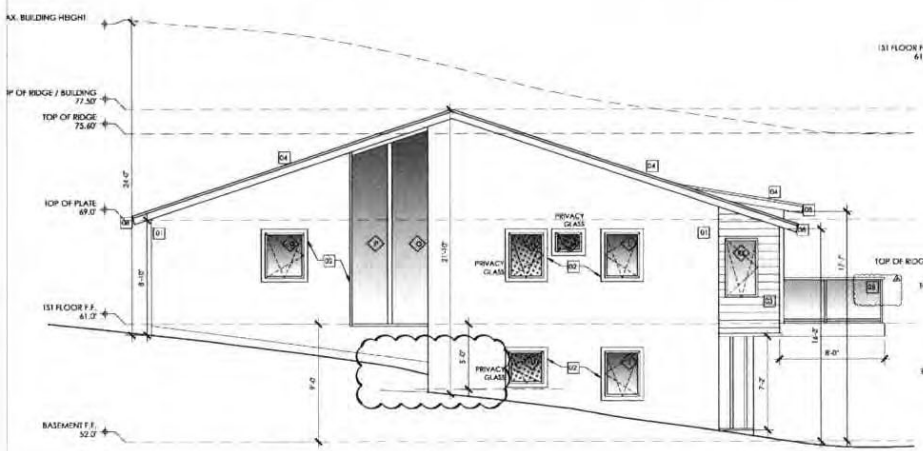
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS

1. NEW SMOOTH PLASTER STUCCO, COLOR **BENJAMIN MOORE HC-27**
2. NEW ALUMINUM CLAD WINDOWS, COLOR **ANTHRACITE GRAY**
3. NEW WOOD SIDING, RESAWN ABODO VULCAN CLADDING, **COLOR PEARL**
4. COMPOSITE SHINGLE ROOF; CERTAINTEED PRESIDENTIAL SHAKE TL **COLOR COUNTRY GRAY OR SIMILAR**
5. CLEAR GLASS RAILING
6. GARAGE DOOR, METAL CLAD IN WOOD SIDING (#3)
7. ALUMINUM GUTTERS, PAINTED TO MATCH ALUMINUM CLAD WINDOW COLOR (**ANTHRACITE GRAY**).



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: Permit #:
Issued By:



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

REVISION #		
1	4/18/22	PLANNING CORRECTIONS
2	07/29/22	PLAN CHECK RE-SUBMITTAL
3	08/30/22	PLAN CHECK RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

7/29/2022

1/4" = 1'-0"

A9

Attachment 9

Attachment 3

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2019 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY OF CARMEL-BY-THE-SEA ORDINANCE. 2

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. CITY OF CARMEL-BY-THE-SEA - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

11. PRIOR TO START OF CONSTRUCTION, GENERAL CONTRACTOR SHALL SCHEDULE AND HOLD MEETING ON-SITE WITH REPRESENTATIVES OF THE CITY AS REQUESTED. 2

SHEET INDEX

ARCHITECTURAL

A0	TITLE (PROJECT DATA AND SITE LOCATION)	S2.0	LWR FLOOR FND PLAN & DETAILS
A0.1	CONDITIONS OF APPROVAL	S2.1	MAIN FLOOR FRAMING PLAN
A0.2	CONDITIONS OF APROVAL	S2.2	ROOF - CELINING FRAMING PLAN & DETAILS
A1	EXISTING SITE PLAN	WSWH1	ANCHORAGE DETAILS
A2	PROPOSED SITE PLAN	WSWH1.1	ALTERNATIVE ANCHORAGE DETAILS
A3	EXISTING FLOOR PLANS	WSWH1.2	BACK-TO-BACK ANCHORAGE DETAILS
A3.1	FOUNDATION PLANS	WSWH1.3	BACK-TO-BACK ALTERNATIVE ANCH. DTLS
A4	DEMOLITION PLANS	WSWH2	FRAMING DETAILS
A5	PROPOSED FLOOR PLANS	WSWH4	PORTAL SYSTEM FRAMING DETAILS
A6	EXISTING AND PROPOSED ROOF PLAN		
A7	EXISTING ELEVATIONS		
A8	DEMOLITION ELEVATIONS		
A9	PROPOSED ELEVATIONS		
A10	DOOR AND WINDOW SCHEDULES		
A11	PROPOSED MATERIALS		
A12	PROPOSED SECTIONS		
E1	UPPER LEVEL ELECTRICAL PLAN		
E2	LOWER LEVEL ELECTRICAL PLAN		

MECHANICAL

M0.1	NOTES
M2.1	FIRST FLOOR RADIANT HEATING PLAN
M2.2	SECOND FLOOR RADIANT HEATING PLAN
M6.1	PIPING SCHEMATIC
M6.2	DETAILS
M6.3	ECO-WARM INSTALLATION DETAILS

STRUCTURAL

S1.0	TITLE (PROJECT DATA AND NOTES)
S1.1	TYP EXT WALL FRMG DETYAIL & SCHEDULE
S1.2	SHEATING SCHEDULE
S1.3	TYP. CONC., HOLDOWN, FTG. DETAILS
S1.4	TYP. FRAMING DETAILS
S1.5	TYP SHEAR - TRANSFER DETAILS

PLUMBING

P0.1	LEGENDS, SCHEDULES, NOTES AND DETAILS
P2.1	LOWER LEVEL WASTE AND VENT PLAN
P2.2	UPPER LEVEL WASTE AND VENT PLAN
P2.3	LOWER LEVEL DOMESTIC WATER PLAN
P2.4	UPPER LEVEL DOMESTIC WATER PLAN

REVISION # 1 05/22 PLAN CHECK RE-SUBMITTAL
REVISION # 2 07/29

PROJECT DATA

SCOPE OF WORK: 2
REMODEL OF EXISTING 2-STORY RESIDENCE WITH ATTACHED GARAGE. NEW CONCRETE FOUNDATIONS AS SHOWN ON STRUCTURA PLANS. NEW EXTERIOR SIDING, ROOF, DOORS AND WINDOWS. DEMOLISH EXISTING SKYLIGHTS AND INSTALL NEW LOW-PROFILE SKYLIGHTS WITH AUTOMATIC SHADES. EXTEND REAR DECK AND BASEMENT MECHANICAL ROOM / LAUNDRY ROOM. REPLACE ALL ELECTRICAL, LIGHTING, PLUMBING FIXTURES, CABINETS, AND INTERIOR FINISHES. NEW FIRE SPRINKLERS.

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 / U

FIRE SPRINKLERS: EXISTING-NONE, PROPOSED-**YES** 1

WATER: CAL AM

SEWER: CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL: NONE

GRADING: NONE

SITE COVERAGE CALCULATIONS:

LOT SIZE **5,000 SF**

MAX. ALLOWABLE FLOOR AREA = 2,150 SF
MAX. ALLOWABLE SITE COVERAGE = 473 SF / **673 SF (WITH BONUS)**

FLOOR AREA CALCULATIONS:

EXISTING

(E) LOWER FLOOR	517 SF
(E) UPPER FLOOR	1,775 SF
(E) GARAGE	400 SF
TOTAL, (E)	**2,692 SF**

(53.84% OUT OF TOTAL LOT AREA)

PROPOSED

(E) LOWER FLOOR	517 SF
(E) UPPER FLOOR	1,775 SF
(E) GARAGE	400 SF
(N) BASEMENT BONUS AREA	98 SF *NOT FLOOR AREA
(N) STORAGE (<4'-11" CEILING)	116 SF *NOT FLOOR AREA
TOTAL, (P)	**2,692 SF**

(NO CHANGE TO EXISTING NON-CONFORMING FLOOR AREA)
(53.84% OUT OF TOTAL LOT AREA)

SITE COVERAGE CALCULATIONS:

EXISTING

(E) FRONT WALKWAY	45.0 SF
(E) FRONT DECK	351.0 SF
(E) SIDE WALKWAY	89.5 SF
(E) WEST DECK	159.0 SF
(E) DRIVEWAY	346.0 SF
(E) STEPPING STONES	51.0 SF
(E) SOUTH STEPS	11.5 SF
(E) ROAD	685.5 SF
TOTAL, (E)	**1,738.5 SF (NON-CONFORMING)**

2

PROPOSED

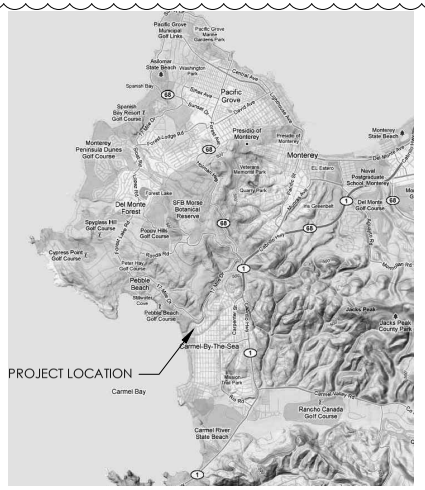
(N) FRONT WALKWAY	36.0 SF
(N) FRONT DECK	244.0 SF
(E) SIDE WALKWAY	61.25 SF
(N) WEST DECK	193.5 SF
(E) DRIVEWAY	236.75 SF
(N) LANDING	64.0 SF
(E) SOUTH STEPS	11.5 SF
(E) ROAD	685.5 SF
(N) CONCRETE PAD	9.0 SF
TOTAL, (P)	**1,541.5 SF (NON-CONFORMING) REDUCED BY 197 SF**

PROJECT DATA

ADDRESS:	CARMELO 4 SW OF 2ND AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-242-024
ZONING:	**R-1**
OWNER:	JAMES AND MARION MELANI 238 VISTA DEL MONTE LOS GATOS, CA 95030
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
STRUCTURAL ENGINEER:	STRUCTURAL-E ENGINEERING 230 6TH STREET PACIFIC GROVE, CA 93950 PHONE: (831)424.9000 CONTACT: CHRISTIAN LEE, P.E. EMAIL: structuralplans@gmail.com
MECHANICAL ENGINEER:	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. SUITE #8 CARMEL, CA 93923 PHONE: (831) 372.8328 CONTACT: DAVID KNIGHT EMAIL: dave@meg4.com
CONTRACTOR:	MCNICKLE CONSTRUCTION MONTEREY, CA LICENSE #996169 PHONE: 831-915-3393 EMAIL: mcnickleconstruction@gmail.com

1

NOTE: VERIFICATION OF THE EXISTING HIGHEST RIDGE IS REQUIRED FOR COMPARISON WITH THE RECONSTRUCTED ROOF HEIGHT. A PRE-CONSTRUCTION SURVEY BY A LICENSED ENGINEER SHALL BE PROVIDED TO DOCUMENT THE EXISTING ELEVATION OF THE HIGHEST RIDGE. A SECOND SURVEY WILL BE REQUIRED AFTER ROOF SHEATHING TO CONFIRM THAT THE RIDGE IS NO HIGHER THAN EXISTING CONDITIONS.



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-26000 EXPIRES 2/29/22 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

7/29/2022

AZN

Attachment 9

A0

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** Approval of Design Study (DS 21-186, Melani) authorizes an interior and exterior remodel including new wood and stucco exterior siding, exterior paint, composition shingle roof, aluminum clad wood doors and windows including new and modified openings, skylight modifications, a rear balcony, underfloor storage space, 100 square-foot bonus basement area for laundry and mechanical rooms, new exterior light fixtures, and a sand-set stone terrace at the front entry located on N. Carmelo Street 4 SW of 2nd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) District as depicted in the plans prepared by Adam Jeselnick Architect, stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $100,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
6.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
7.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved	✓

	project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
	Landscape Conditions	
8.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
9.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
10.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
11.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline	✓

	or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
12.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
13.	**Skylights.** All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install low-profile skylights with automatic shades in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓

14.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
17.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
18.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	

20.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
21.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
22.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
23.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
	SPECIAL CONDITIONS	
24.	**Exterior Paint.** The applicant shall submit a paint sample for review and approval by the Community Planning & Building Department prior to issuance of a building permit. The color shall be consistent with a muted earth tone.	✓

Acknowledgement and acceptance of conditions of approval:

Marion Melani — Property Owner Signature
Marion Melani — Printed Name
October 14, 2021 — Date

Jim Melani — Property Owner Signature
Jim Melani — Printed Name
Oct 14, 2021 — Date

Once signed, please email to mwaffle@ci.carmel.ca.us

REVISION # 2 07/29

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-30101 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

CONDITIONS OF APPROVAL

7/29/2022

N.

Attachment 9

A0.1

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** Approval of amended Design Study application DS 21-286 (Melani) authorizes window and door modifications including, retaining a window proposed for removal (north elevation, second floor, bay window projection), and other minor window and door modifications for a single family residence located on Carmelo 4 SW 2nd Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick, Architect stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
	Landscape Conditions	
5.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.	✓

	• Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
7.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of	✓

	Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
8.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
9.	**All Windows.** All windows shall be consistent in style and material to maintain uniformity throughout the residence. Prior to issuance of a building permit, the applicant shall provide a window schedule identifying the style and materia of all windows.	✓

Acknowledgement and acceptance of conditions of approval:

Marion Melani — Property Owner Signature

Marion Melani — Printed Name

5/3/2022 — Date

Once signed, please email to mwaffle@ci.carmel.ca.us.

REVISION # 1 05/22 PLAN CHECK RE-SUBMITTAL
REVISION # 2 07/29

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C30181 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

CONDITIONS OF APPROVAL

7/29/2022

N.

Attachment 9

A0.2

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-30185 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN	7/29/2022	1/4" = 1'-0"	A1

REVISION #	4/18/22	PLANNING CORRECTIONS
REVISION #	07/29/22	

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-30185 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SITE PLAN	7/29/2022	1/4" = 1'-0"	A2

1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

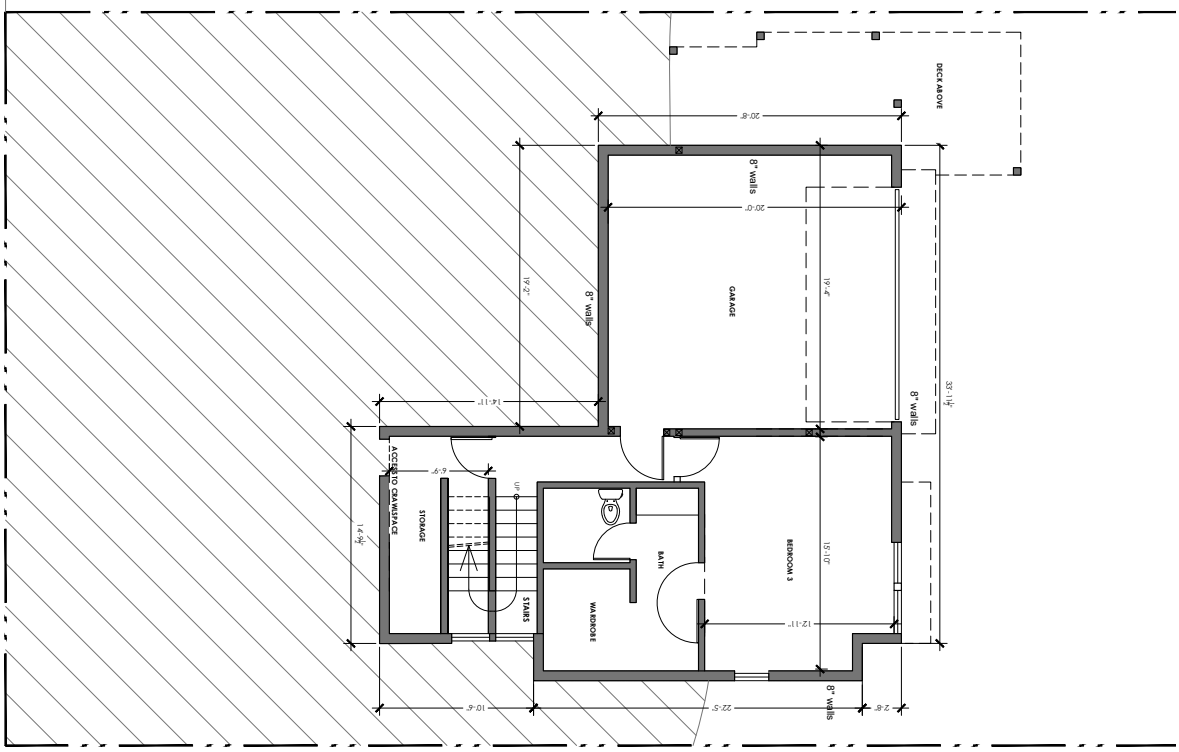
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NOTES:
1. ALL EXISTING FENCES TO REMAIN
2. ALL EXISTING LANDSCAPE TO REMAIN

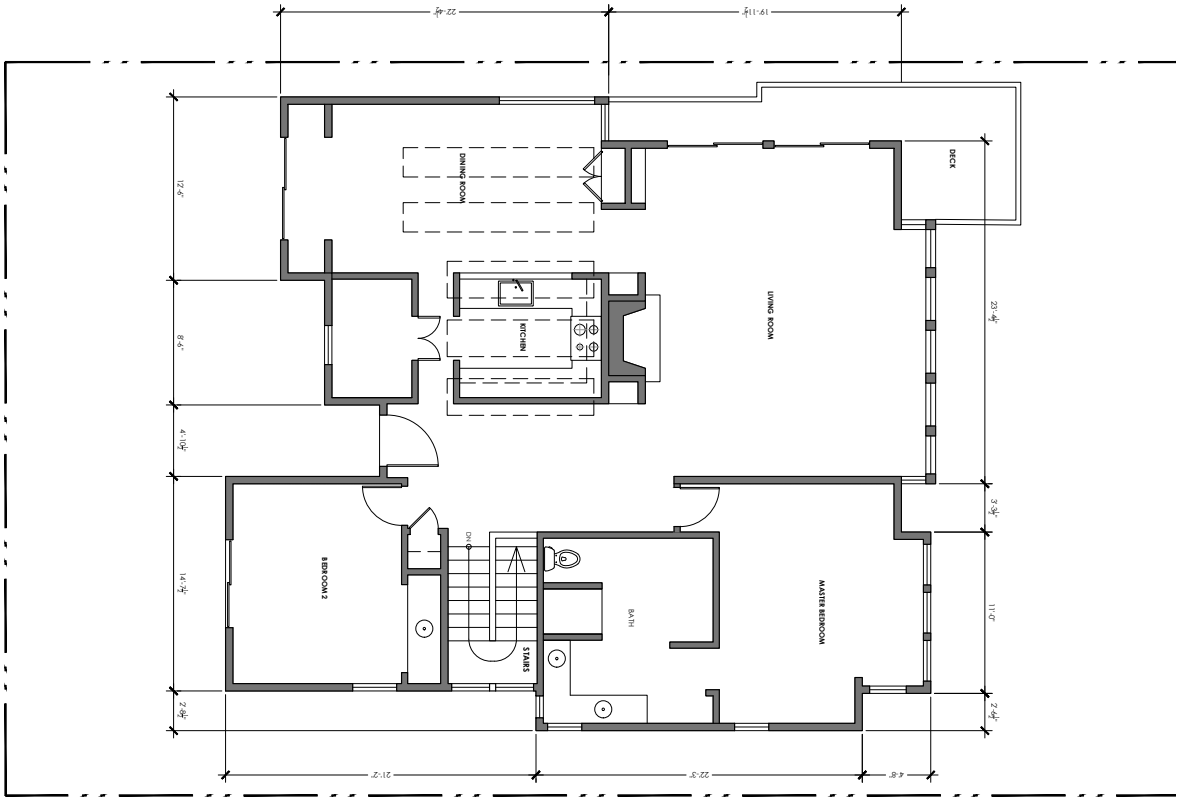
REVISION # 1 -/- —
REVISION # 2 07/29/22

REVISION #
REVISION #
1 -/-
2 07/29/22
3 --

1 EXISTING LOWER LEVEL
SCALE: 1/4" = 1'-0"



2 EXISTING UPPER LEVEL
SCALE: 1/4" = 1'-0"



MELANI RESIDENCE

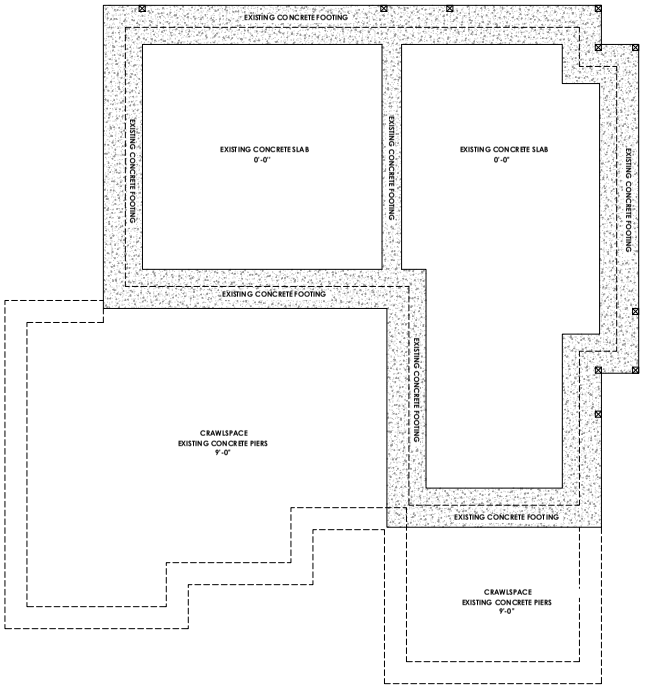
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ADAM JESELNICK ARCHITECT

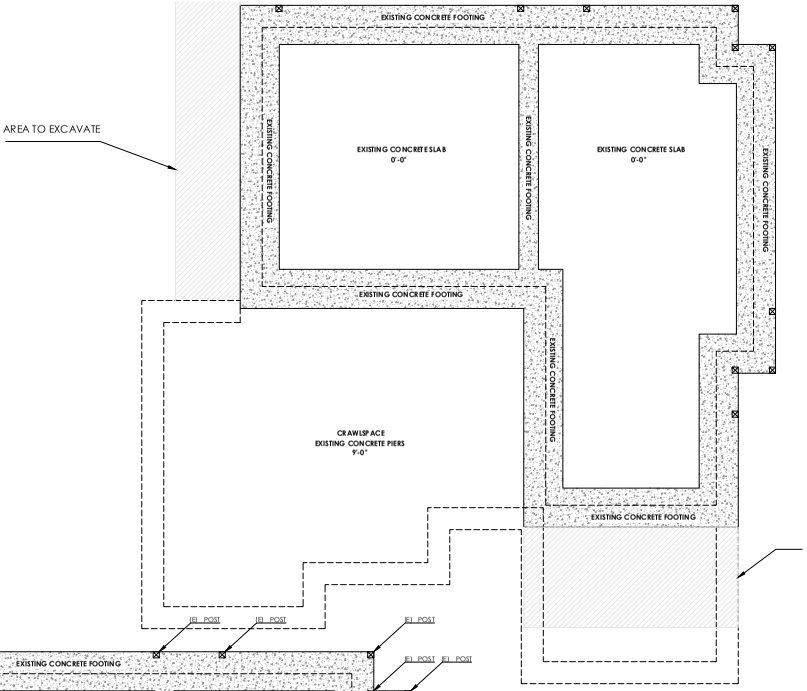
EXISTING FLOOR PLANS
7/29/2022
1/4"=1'-0"

A3

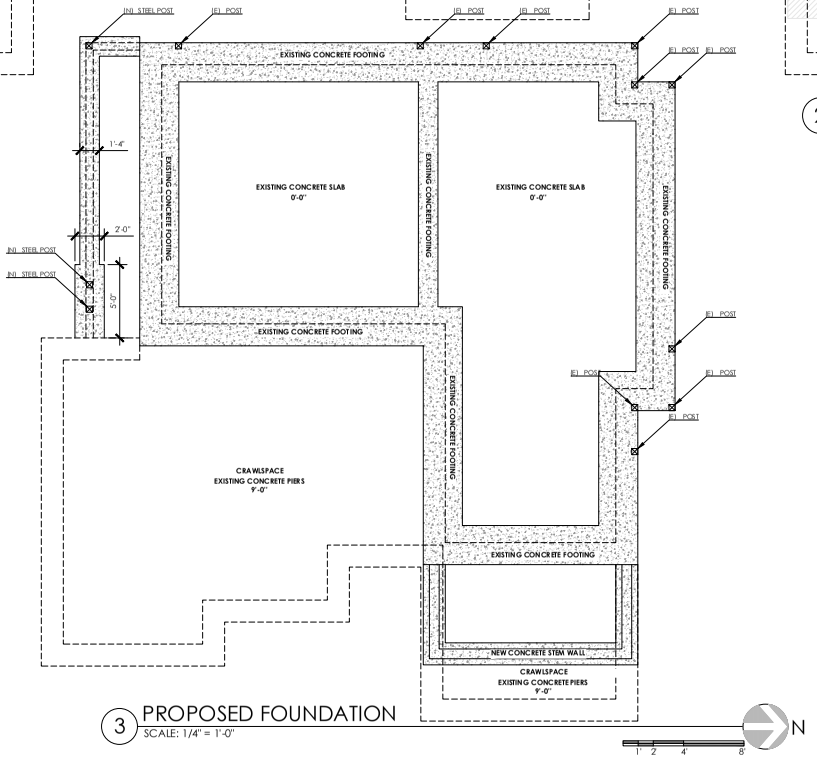
Attachment 9



1 EXISTING FOUNDATION
SCALE: 1/4" = 1'-0"



2 DEMOLITION FOUNDATION
SCALE: 1/4" = 1'-0"



3 PROPOSED FOUNDATION
SCALE: 1/4" = 1'-0"

REVISION # 1 --/-- ---
REVISION # 2 07/29/22

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C32600
Renew 08/31/23
STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

FOUNDATION PLANS

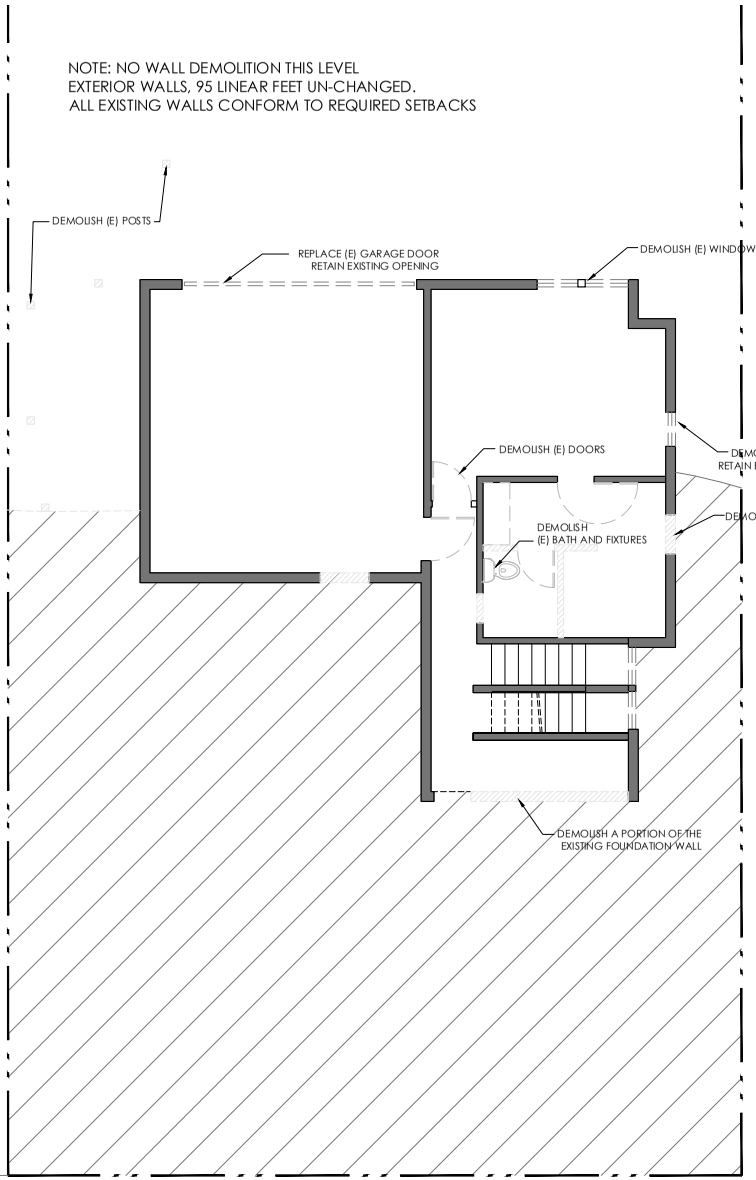
7/29/2022

1/4" = 1'-0"

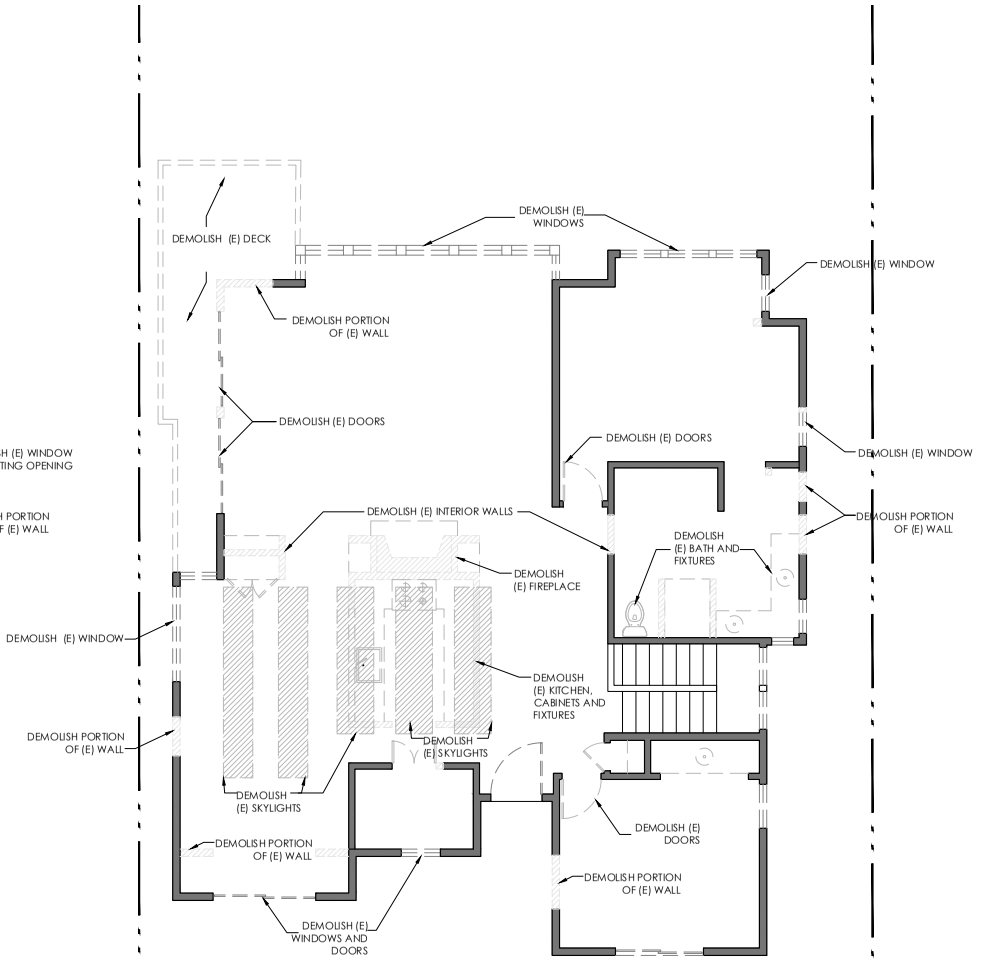
A2.1

Attachment 9

NOTE: NO WALL DEMOLITION THIS LEVEL
EXTERIOR WALLS, 95 LINEAR FEET UN-CHANGED.
ALL EXISTING WALLS CONFORM TO REQUIRED SETBACKS



1 DEMOLITION LOWER LEVEL
SCALE: 1/4" = 1'-0"



NOTES:
1. DEMOLISH EXISTING FLOOR FINISH THROUGHOUT
2. (E) WINDOWS TO BE REPLACED WITH NEW WINDOWS IN (E) OPENINGS.
3. THE PERCENTAGE OF WALLS TO BE CHANGED/EDITED IS CALCULATED AS FOLLOWS:
   EXISTING LINEAR FEET= 344'-1'
   WALLS TO BE DEMOLISHED = 43'-9"
   EXISTING NON-CONFORMING = 26'-8"
   WALLS TO BE CHANGED/EDITED = 20.4%

2 DEMOLITION UPPER LEVEL
SCALE: 1/4" = 1'-0"

REVISION #	1	05/22	PLAN CHECK RE-SUBMITTAL
REVISION #	2	07/29/22	

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK C32080 Renew 8/31/01 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLANS

7/29/2022

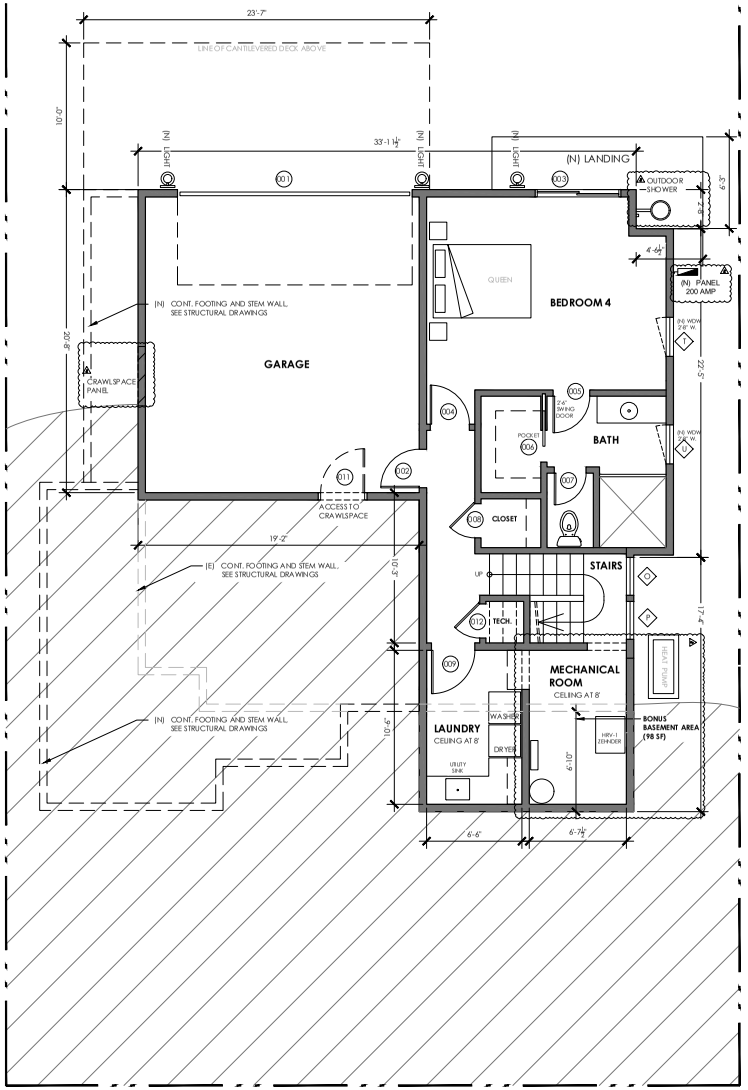
1/4" = 1'-0"

A4

Attachment 9

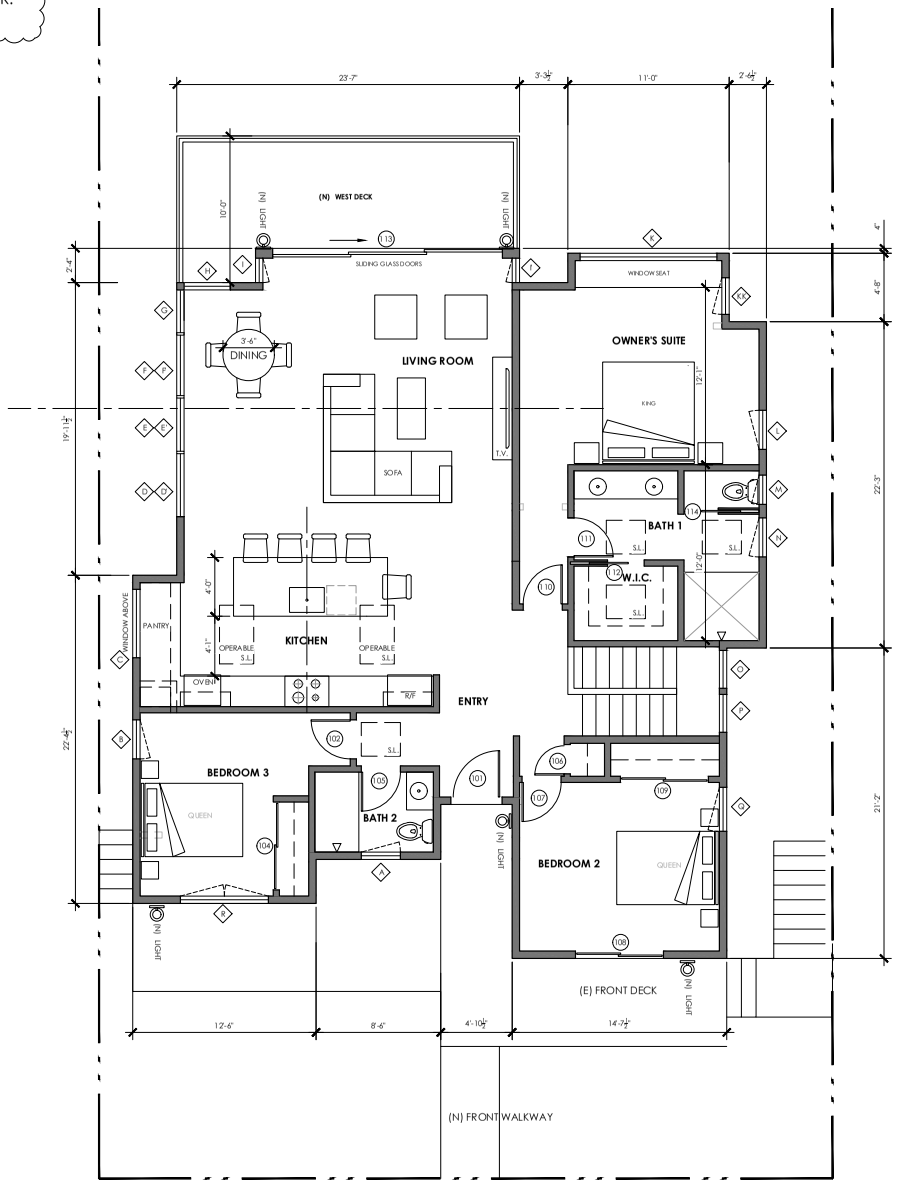
NOTE:

DOOR OPENINGS FROM THE GARAGE TO THE DWELLING (002) SHALL BE SOLID WOOD/STEEL. DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN 1 3/8" THICK OR A 20-MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING.



1 PROPOSED LOWER LEVEL

SCALE: 1/4" = 1'-0"



2 PROPOSED UPPER LEVEL

SCALE: 1/4" = 1'-0"

REVISION # 1 --/-- ---

REVISION # 2 07/29/22

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C41026 Renew 08/31/2023 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE

CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED FLOOR PLANS

7/29/2022

1/4" = 1'-0"

Attachment 9

A5

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT — ADAM JESELNICK — No. C-31921 — STATE OF CALIFORNIA

MELANI RESIDENCE

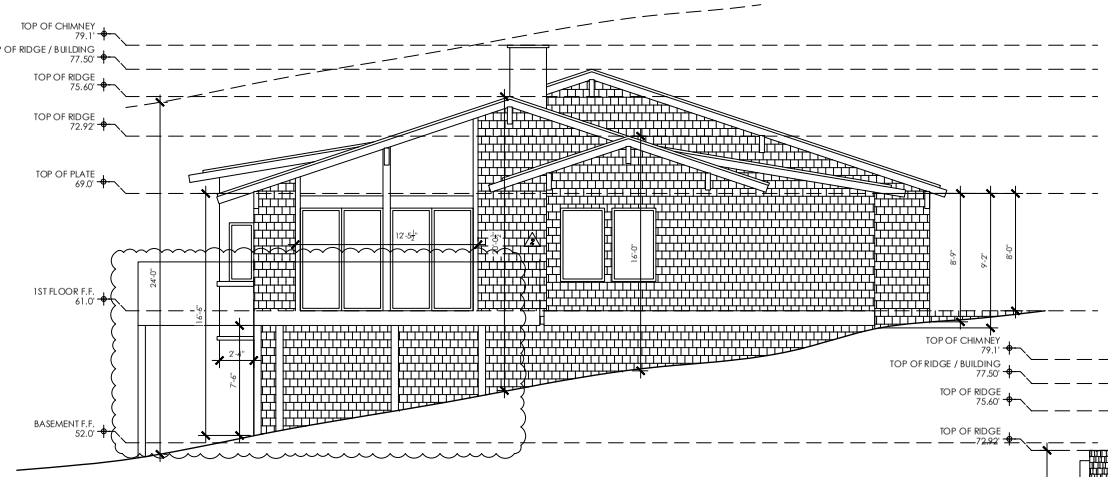
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ROOF PLANS	7/29/2022	1/4" = 1'-0"	A6

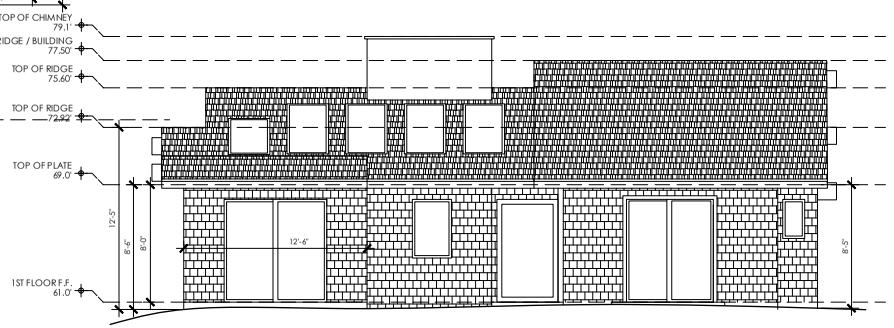
2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

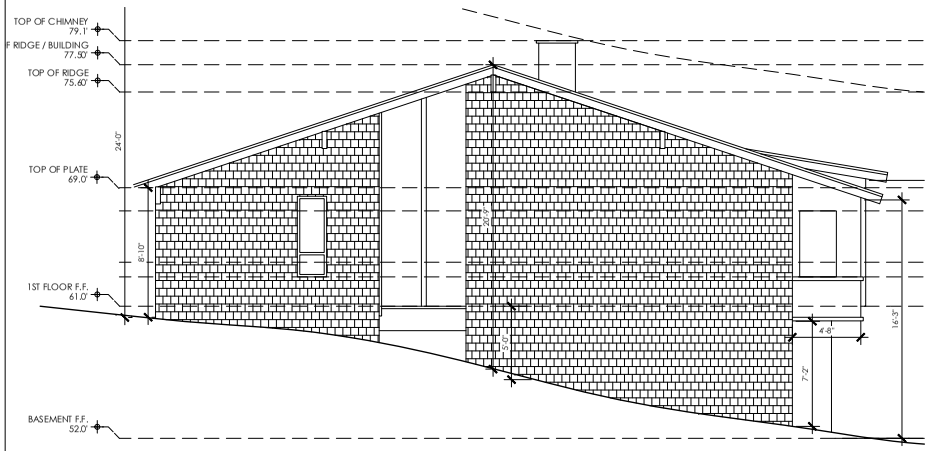
REVISION # 1 4/18/22 PLANNING CORRECTIONS
REVISION # 2 07/29/22



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

1" 2" 4" 8'

REVISION #			
	1	--/--	---
	2	07/29/22	
	3	08/30/22	PLAN CHECK RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C39910 Renewal 07/31/23 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

2

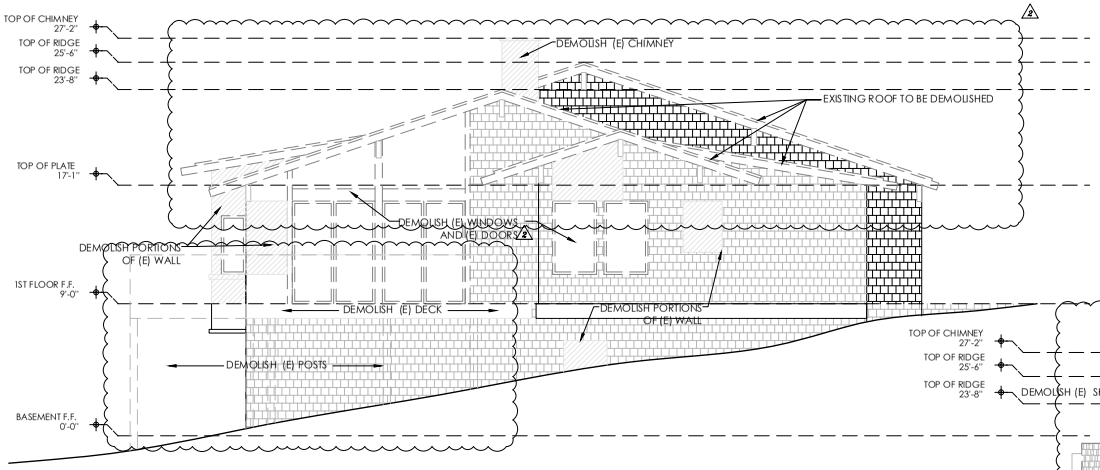
EXISTING ELEVATIONS

7/29/2022

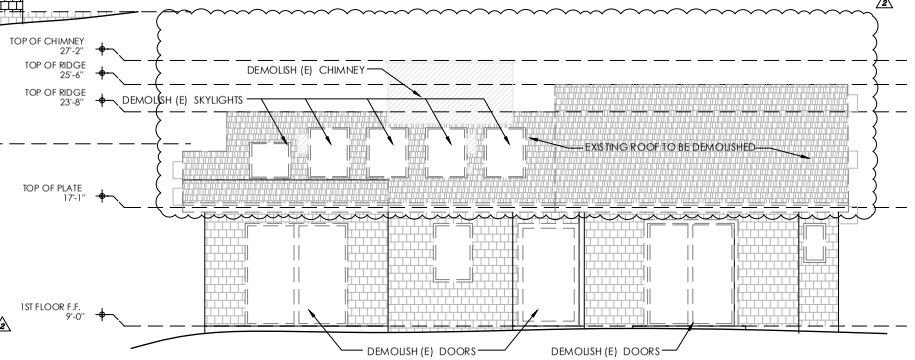
1/4" = 1'-0"

Attachment 9

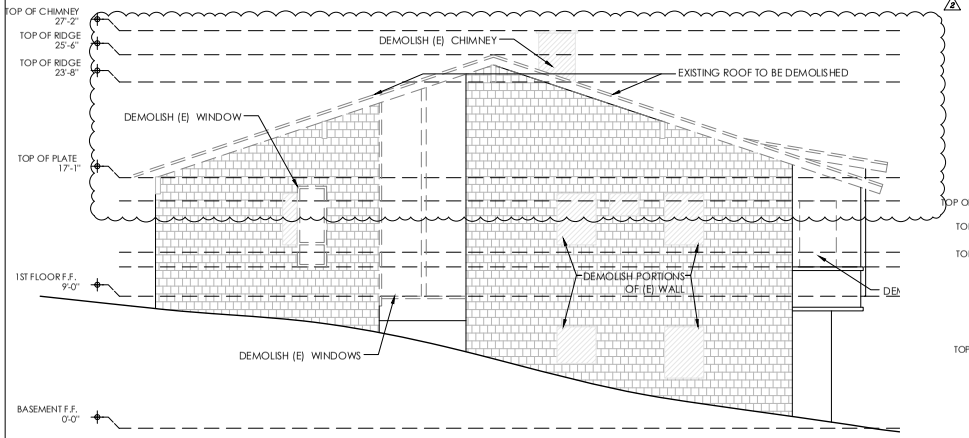
A7



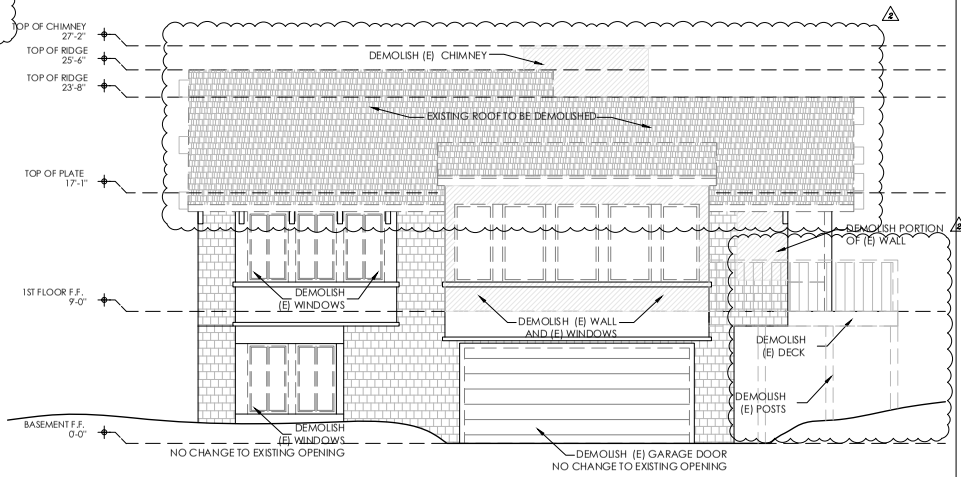
1 DEMOLITION SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 DEMOLITION WEST ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

NOTE: DEMOLISH ALL EXISTING SHINGLE SIDING

REVISION #	1	--/--	---
REVISION #	2	07/29/22	

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C35101 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

2

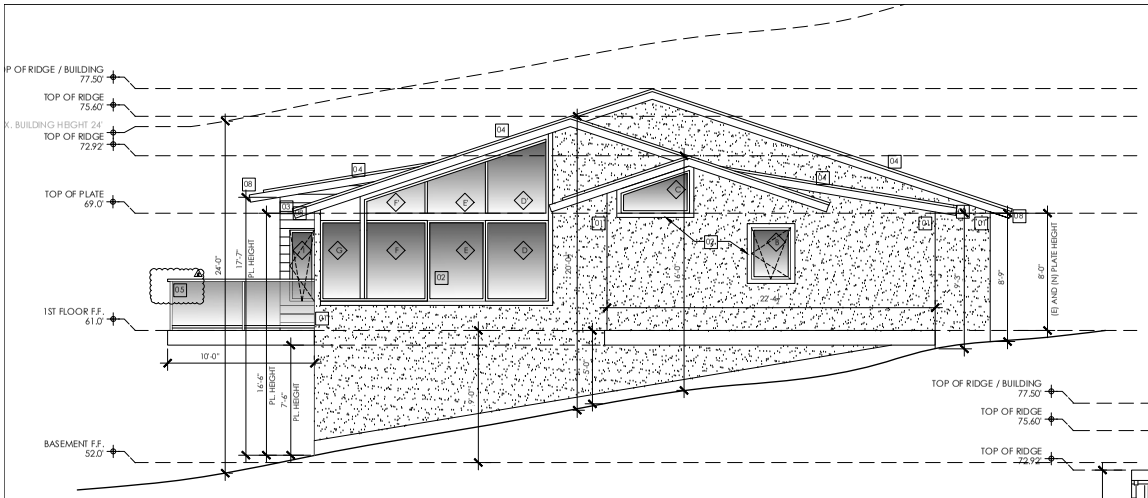
DEMOLITION ELEVATIONS

7/29/2022

1/4" = 1'-0"

A8

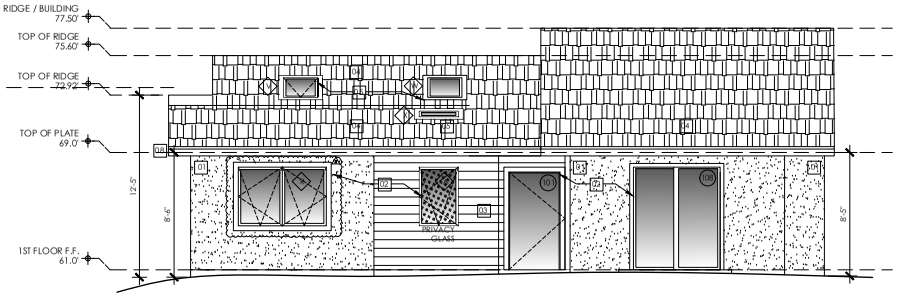
Attachment 9



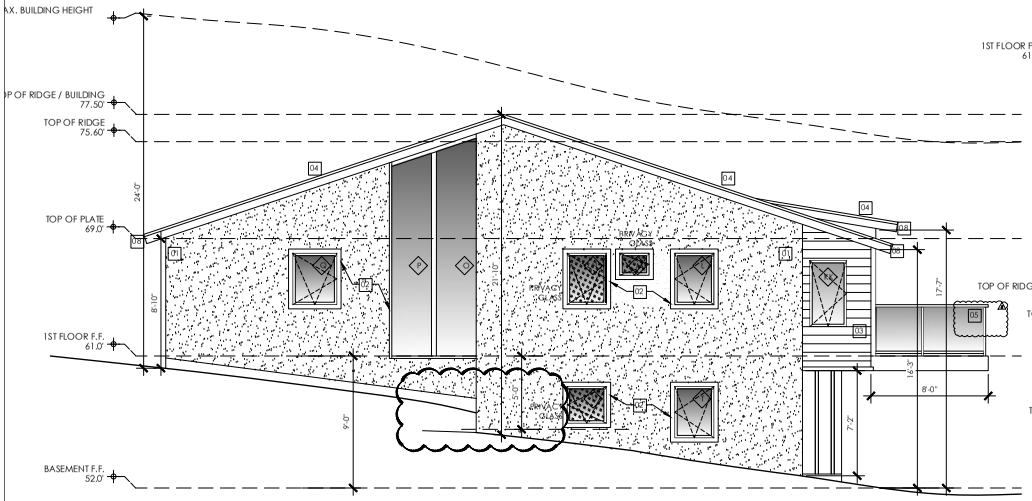
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS

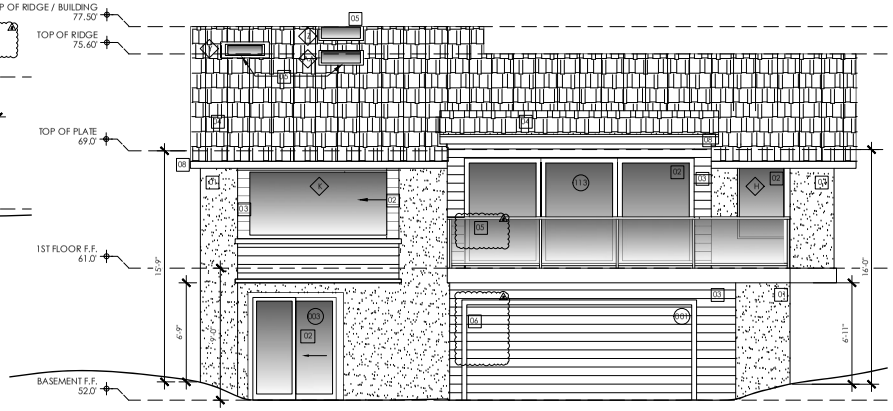
1. NEW SMOOTH PLASTER STUCCO, COLOR **BENJAMIN MOORE HC-27**
2. NEW ALUMINUM CLAD WINDOWS, COLOR **ANTHRACITE GRAY**
3. NEW WOOD SIDING, RESAWN ABODO VULCAN CLADDING, **COLOR PEARL**
4. COMPOSITE SHINGLE ROOF; CERTAINTEED PRESIDENTIAL SHAKE TL. **COLOR COUNTRY GRAY OR SIMILAR**
5. CLEAR GLASS RAILING
6. GARAGE DOOR, METAL CLAD IN WOOD SIDING (#3)
7. ALUMINUM GUTTERS, PAINTED TO MATCH ALUMINUM CLAD WINDOW COLOR (**ANTHRACITE GRAY**).



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

REVISION #			
	1	4/18/22	PLANNING CORRECTIONS
	2	07/29/22	PLAN CHECK RE-SUBMITTAL
	3	08/30/22	PLAN CHECK RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

7/29/2022

1/4" = 1'-0"

Attachment 9
A9

WINDOW MELANI RESIDENCE SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS	
		1ST FLOOR					
	A	2'-8" x 4'-0"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	**PRIVACY GLASS
	B	2'-8" x 3'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	C	RAKED 4'-8" x 1'-4" /3'-0"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	D	4'-3" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	D'	RAKED 4'-3" x 3'-6" / 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	E	4'-0" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	E'	RAKED 4'-0" x 2'-2" / 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	F	4'-2" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	F'	RAKED 4'-2" x 0'-10" / 2'-1"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	G	2'-8" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	H	3'-2" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	I	1'-8" x 4'-10"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	I'	1'-8" x 4'-10"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	J	NOT USED		-	-	-	
	K	9'-4" x 4'-3"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	KK	2'-6" x 4'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	L	2'-8" x 3'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	M	2'-0" x 1'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	**PRIVACY GLASS
	N	2'-8" x 3'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	**PRIVACY GLASS
	O	RAKED 2'-8" x 13'-11" / 14'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	P	RAKED 2'-8" x 12'-11" / 13'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	Q	3'-0" x 3'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	R	6'-0" x 4'-0" (2 PANELS)		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	T	2'-8" x 3'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	U	2'-8" x 2'-6"		WOOD	TILT - TURN	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	*PRIVACY GLASS
	V	2'-4" x 4'-0" SKYLIGHT		WOOD	OPERABLE	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	W	2'-4" x 4'-0" SKYLIGHT		WOOD	OPERABLE	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	X	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	Y	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	Z	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	AA	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	

1 PROPOSED WINDOW SCHEDULE

DOOR MELANI RESIDENCE SCHEDULE

		DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
1ST FLOOR						
100	NOT USED.					
101	3'-3" X 7'-0"		2"	RH		EXTERIOR ENTRY FULL GLAZ. DOOR - PAINTED BLACK
102	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
103	NOT USED		-	-		-
104	6'-0" X 7'-0" (2 DOORS)		1 3/4"	LHRH		CLOSET DOORS
105	2'-8" X 7'-0"		1-3/4"	RH		INTERIOR WOOD DOOR
106	2'-0" X 7'-0"		1 3/4"	LH		INTERIOR WOOD DOOR
107	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
108	6'-0" X 7'-0" (2 DOORS)		2"	LHRH		EXTERIOR SLIDING GLASS DOORS
109	6'-0" X 7'-0" (2 DOORS)		1 3/4"	LHRH		CLOSET DOORS
110	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
111	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
112	2'-6" X 7'-0"		1 3/4"	RH		POCKET DOOR
113	15'-8" X 8'-6"		2"	LHRH		3-PANEL EXTERIOR GLASS DOORS
114	2'-4" X 7'-0"		1 3/4"	RH		POCKET DOOR
BASEMENT						
001	16'-0" X 6'-10"		1 3/4"	-		GRAGE ROLL-UP DOOR
002	2'-8" X 6'-10"		1 3/4"	LH		INTERIOR WOOD DOOR
003	2'-6" X 6'-10"		1 3/4"	LH		EXTERIOR ENTRY FULL GLAZ.DOOR
004	2'-8" X 6'-10"		1 3/4"	LH		INTERIOR WOOD DOOR
005	2'-8" X 6'-10"		1 3/4"	RH		INTERIOR WOOD DOOR
006	2'-2" X 6'-10"		1 3/4"	LH		INTERIOR POCKET WOOD DOOR
007	2'-2" X 6'-10"		1 3/4"	RH		INTERIOR WOOD DOOR
008	2'-4" X 6'-10"		1 3/4"	RH		CLOSET DOOR
009	3'-0" X 6'-10"		1 3/4"	RH		EXTERIOR DOOR
011	3'-0" X 6'-10"		1 3/4"	RH		INTERIOR WOOD DOOR
012	2'-4" X 6'-10"		1 3/4"	RH		CLOSET DOOR

DOOR TYPE LEGEND

- **TYPE 1** ENTRY DOOR, 1/2 LITE GLASS, WOOD
- **TYPE 2** ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD
- **TYPE 3** NANA WALL FOLDING DOOR SYSTEM. FULL LITE GLASS. WOOD.
- **TYPE 4** FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.
- **TYPE 5** FRENCH DOORS. FULL LITE GLASS. WOOD.
- **TYPE 6** INTERIOR HINGED MDF DOOR, PRIMED
- **TYPE 7** POCKET DOOR, MDF, PRIMED
- **TYPE 8** GLASS INTERIOR DOOR
- **TYPE 9** INTERIOR 180º DOOR
- **TYPE 10** ROLL-UP GARAGE DOOR
- **TYPE 11** BARN-STYLE DOOR
- **TYPE 10** PARTITION DOOR

HARDWARE TYPE LEGEND

TYPE 1: --.

TYPE 2: --.

TYPE 3: --.

ADDITIONAL NOTES:

ALL DOORS AND WINDOWS TO BE UNCLAD WOOD, PAINTED

2 PROPOSED DOOR SCHEDULE

REVISION # 1 --/-- ---

REVISION # 2 07/29/22

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C32902 Renewal 08/31/2023 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE

CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SCHEDULES

7/29/2022

1/4" = 1'-0"

A10

Attachment 9



1 WOOD SIDING
RESAWN ABODO VULCAN CLADDING, COLOR PEARL

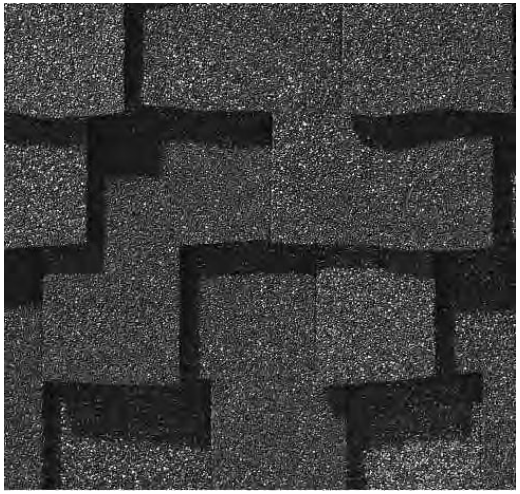


2 ALUMINUM CLAD WINDOWS
ANTHRACITE GRAY



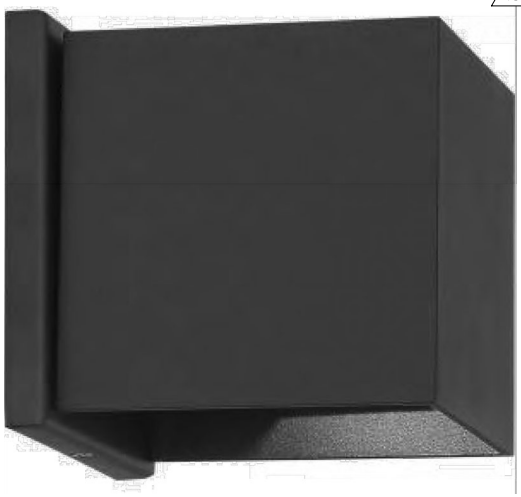
3 PERMEABLE CONCRETE PAVERS
BELGARD - AQUA DUBLIN COLOR VICTORIAN

4 PLASTER STUCCO
COLOR BENJAMIN MOORE HC-27



5 ASPHALT SHINGLES ROOF
CERTAINTEED PRESIDENTIAL SHAKE TL. COUNTRY GRAY COLOR OR SIMILAR.

2



6 EXTERIOR FIXTURE LIGHTING
NUVO 62-1466 OUTDOOR LIGHT, 240 LUMENS

REVISION # 1 --/-- ---
REVISION # 2 07/29/22

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C26547 Renewal 08/31/2023 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

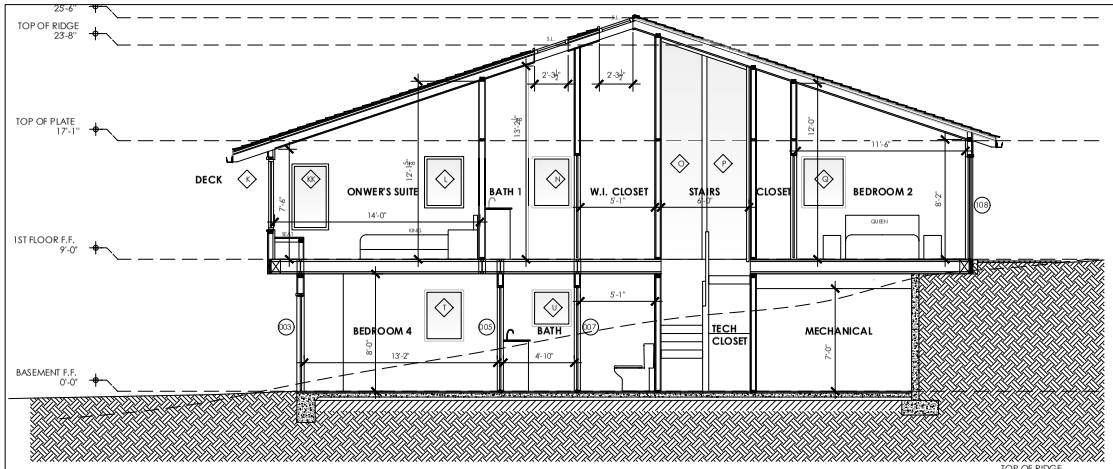
PROPOSED MATERIALS

7/29/2022

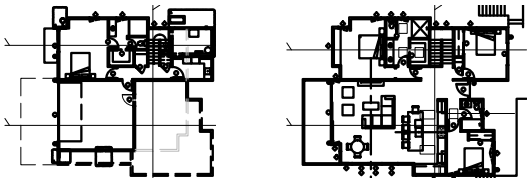
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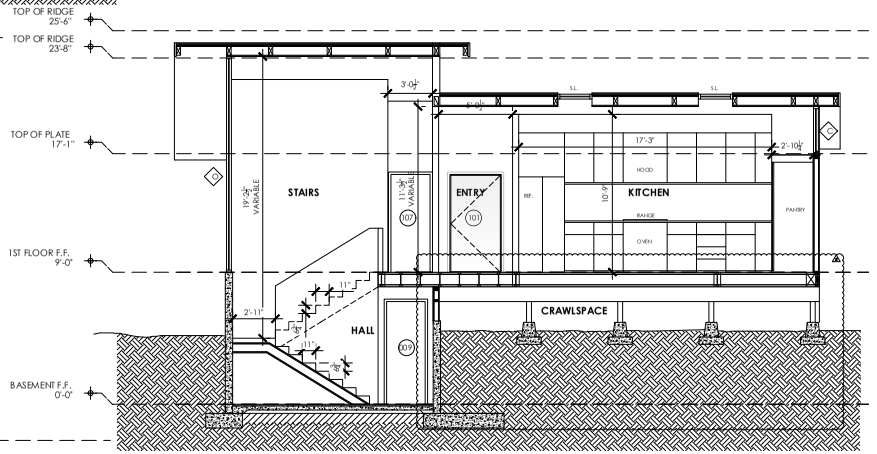
A1

Attachment 9

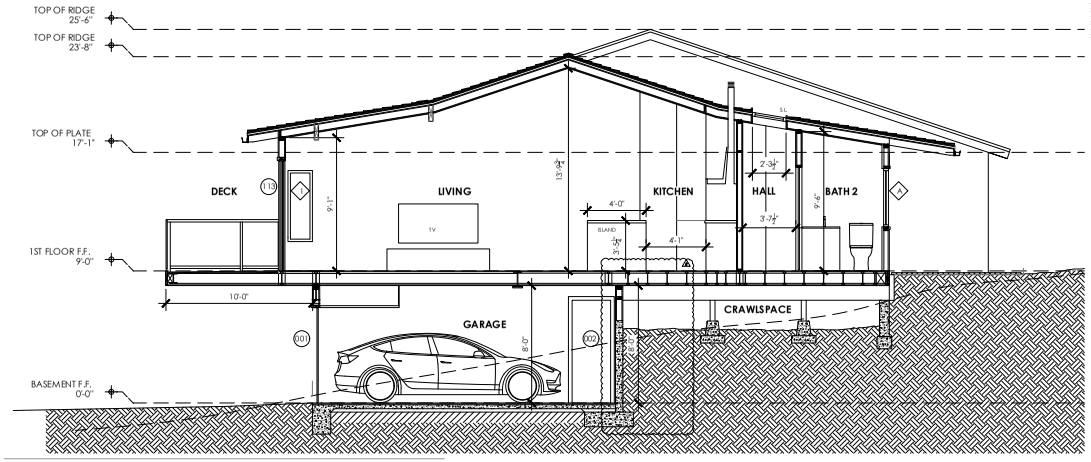


1 EAST-WEST SECTION 1
SCALE: 1/4" = 1'-0"





3 NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"



2 EAST-WEST SECTION 2
SCALE: 1/4" = 1'-0"

REVISION # 2 07/29/22

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C36010 Renew 8/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SECTIONS

7/29/2022

1/4" = 1'-0"

Attachment 9

A2

LIGHTING AND POWER SYMBOLS LEGEND

	SINGLE POLE ON/OFF SWITCH - INSTALL DIMMER ON SWITCHES TO ALL NON-FLUOR. FIXTURES		PRIMARY PANEL WITH DISCONNECT
3	3-WAY SWITCH		GARBAGE DISPOSAL W/AIR SWITCH
	DUPLEX OUTLET		ULTRA QUIET ENERGY STAR EXHAUST FAN - 5 AC/HR. - VENTED TO THE OUTSIDE
	BELOW COUNTER/APPLIANCE DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
220	220 OUTLET	LED	HIGH EFFICACY LED DOWNLIGHT - MIN. 40 LUMENS/WATT
GFCI	GROUND FAULT CIRCUIT INTERRUPT		CEILING MOUNT PENDANT
	MOTION SENSOR		FLUSH CEILING MOUNT FIXTURE
DATA	DATA NODE: CAT5, PHONE, TV CABLE CONNECTIONS		WALL MOUNT/WALL SCONCE LIGHT FIXTURE (WP = SUITABLE FOR DAMP OR WET LOCATIONS)
	GAS		MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR SWITCH
H	RANGE HOOD VENTED TO THE OUTSIDE		COMBINATION CARBON MONOXIDE & SMOKE DETECTOR W/ PRIMARY POWER FROM BUILDING & BATTERY BACKUP
	WATER PROOF FAN AND LIGHT IN SHOWER CABINETS		

INSTALLATION:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC AND STATE OF CALIFORNIA TITLE 24 REQUIREMENTS AND LATEST EDITIONS, LOCAL CODES AND REGULATIONS AND ALL OTHER APPLICABLE CODES AND ORDINANCES. INSTALLATION SHALL BE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE ELECTRICAL CONTRACTORS ASSOCIATION OF INSTALLATION.

2. AN APPROVED MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT (FORCED AIR UNIT, WATER HEATER) SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS.

3. KITCHEN: COORDINATE ALL PLUMBING AND ELECTRICAL WORK WITH FINAL APPLIANCE TYPES, SIZES, LOCATIONS AND REQUIREMENTS AS SELECTED BY OWNER.

4. ALL SITE ELECTRICAL, GAS AND PLUMBING SHALL BE RUN UNDERGROUND. ALL PERMITS AND PRE-DIG REQUIREMENTS SHALL BE MET PRIOR TO INSTALLATION.

CIRCUITS:

1. KITCHEN AND BATHROOMS: ALL ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.

2. BATHROOMS: ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER NEC 210-52(D). IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT WILL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS - CEC 210-11(C).

3. LAUNDRY: AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (210.11(C)(2) CEC).

4. BEDROOMS, KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY, OR SIMILAR AREAS: ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINARIES) SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. (CEC ARTICLE 210. 12(B)).

5. HOMERUN ALL CIRCUITS TO ELECTRICAL PANEL.

6. APPLIANCES: TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE INSTALLED, FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. (210.11(C)(1) CEC)

LIGHTING:

1. ALL LOW EFFICACY LIGHT CONTROLS SHALL BE DIMMABLE, OR EQUIPPED WITH MANUAL-ON/AUTOMATIC-OFF OCCUPANCY SENSOR.

2. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS SHALL BE 12 INCHES FROM THE NEAREST POINT OF STORAGE AREAS (SHELVING) FOR INCANDESCENT FIXTURES AND 6 INCHES FOR FLUORESCENT FIXTURES. RECESSED FIXTURES MAY BE 6 INCHES AWAY. (CEC ARTICLE 410.8(D)(1) - (4))

3. LIGHTS THAT ARE RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.

4. KITCHEN: AT LEAST 50% OF INSTALLED WATTAGE OF LUMINAIRES MUST BE HIGH EFFICACY, AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY. BATHROOMS, UTILITY ROOMS, GARAGES, AND ENTRY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR. OTHER ROOMS. ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENTS. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

5. BATHROOMS: LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES ARE TO BE LABELED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." (CEC ARTICLE 410.4(A))

6. OUTDOOR LIGHTING MOUNTED TO THE BUILDING SHALL BE HIGH EFFICIENCY LIGHTING CONTROLLED BY A STANDARD SWITCH OR CONTROLLED BY A MOTION SENSOR W/ INTEGRAL PHOTO CONTROL.

SMOKE & CO DETECTORS:

1. BEDROOMS: SMOKE DETECTORS (110 VOLT) TO BE INTERCONNECTED TO SOUND ALARM AUDIBLE IN ALL BEDROOMS OF DWELLING.

2. BEDROOMS: CO DETECTORS SHALL BE BATTERY OPERATED AND SHALL BE INSTALLED OUTSIDE EACH SLEEP ROOM. (PER CRC 315.3)

3. WHERE CONSTRUCTION IS NEW, ALL SMOKE ALARMS SHALL BE "HARD WIRED", SHALL BE EQUIPPED WITH BATTERY BACKUP, AND SHALL BE INSTALLED AS INDICATED ON PLANS.

4. WHERE CONSTRUCTION IS (E), ALL SMOKE ALARMS MAY BE BATTERY OPERATED AND SHALL BE INSTALLED INSIDE AND OUTSIDE OF EACH SLEEPING ROOM.

PLUMBING:

1. ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 G.P.M.

2. ALL SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF: 1.2 G.P.M LAVATORY SINKS
1.8 G.P.M. KITCHEN SINKS

3. WATER CLOSETS SHALL NOT USE MORE THAN 1.28 GAL. PER FLUSH PER STATE HEALTH & SAFETY CODE, SECTION 17921.3(B)

4. USE FIBERGLASS OR CEMENT BASED BACKER BOARD AT NEW SINK AND TILE LOCATIONS.

5. NON-ABSORBANT WALL MATERIAL IN SHOWER SHALL BE 76" A.F.F. MIN.

6. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, WHIRLPOOL BATHTUB, AND SHOWER/TUB COMBO FILLERS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 414.5 & 418).

ELECTRICAL PANELS:

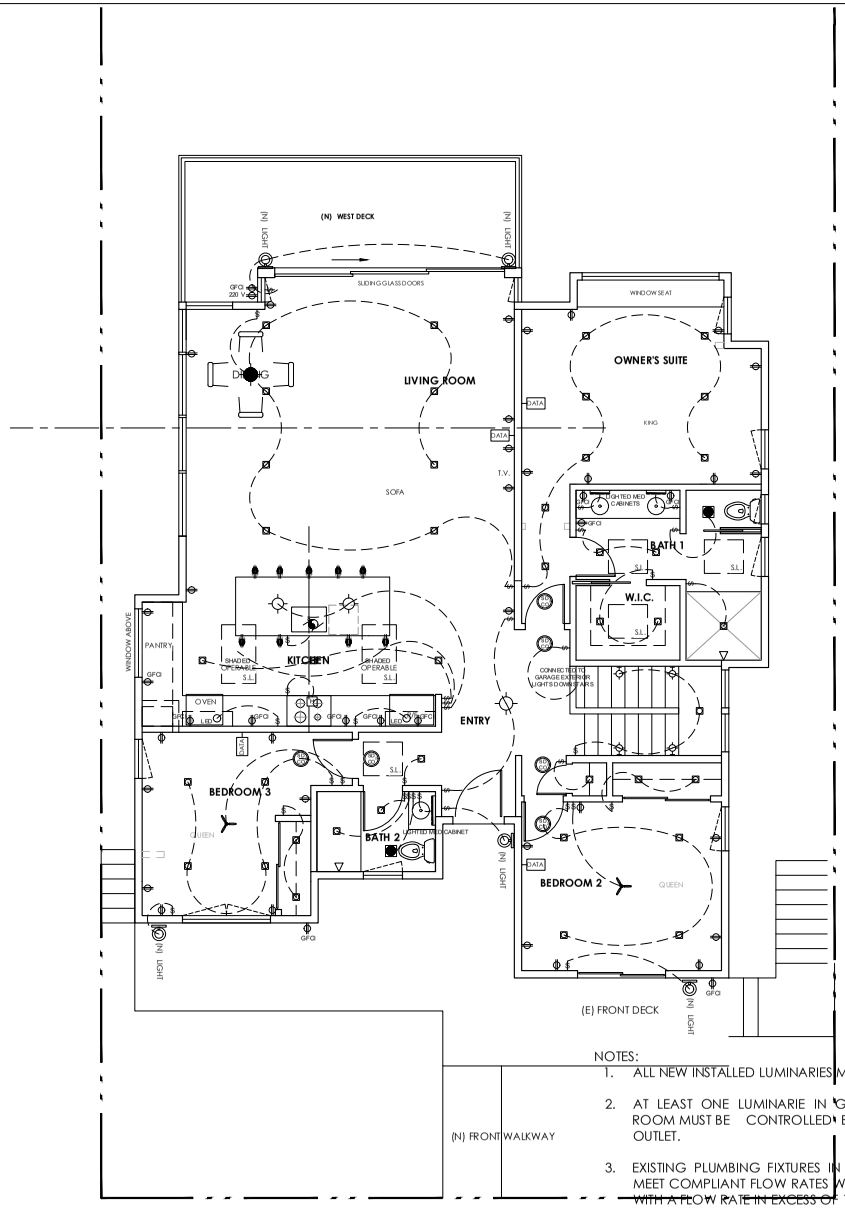
1. A 120-V, SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25' OF, AND ON THE SAME LEVEL AS, THE EQUIPMENT FOR MAINTENANCE. THE RECEPTACLE SHALL NOT BE CONNECTED ON THE LOAD SIDE OF THE REQUIRED MEANS OF DISCONNECT.

2. OUTDOORS: 125- AND 250-VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (CEC ARTICLE 406.8 (B)(1))

3. WORKING SPACE: AT FRONT SHALL NOT BE USED FOR STORAGE, AND SHALL HAVE ILLUMINATION FOR ALL SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR MOROT CONTROL CENTERS INSTALLED DOORS

4. WORKING SPACE: AT FRONT SHALL HAVE AT LEAST ONE ENTRANCE OF 24" WIDE BY 6'-6" HIGH, A MIN. DEPTH OF 36", WIDTH OF 30", AND A HEIGHT OF 6'-6".

REVISION #	1	05/22	PLAN CHECK RE-SUBMITTAL
REVISION #	2	07/29/22	



1 PROPOSED UPPER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

N

1' 2' 4' 8'

NOTES:

1. ALL NEW INSTALLED LUMINARIES MUST BE HIGH EFFICACY.
2. AT LEAST ONE LUMINARIE IN GARAGE, BATHROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANCY SENSOR SWITCH OUTLET.
3. EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS).
4. BATHROOM EXHAUST FANS SHALL BE SWITCHED INDEPENDENTLY FROM ALL LUMINAIRES.

ADAM JEGELNICK ARCHITECT

LICENSED ARCHITECT ADAM JEGELNICK No. C26010 Renew 8.31.01 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ELECTRICAL PLAN
UPPER LEVEL

7/29/2022

1/4" = 1'-0"

Attachment 9

LIGHTING AND POWER SYMBOLS LEGEND

	SINGLE POLE ON/OFF SWITCH - INSTALL DIMMER ON SWITCHES TO ALL NON-FLUOR. FIXTURES		PRIMARY PANEL WITH DISCONNECT
	3-WAY SWITCH		GARBAGE DISPOSAL W/AIR SWITCH
	DUPLEX OUTLET		ULTRA QUIET ENERGY STAR EXHAUST FAN - 5 AC/HR. - VENTED TO THE OUTSIDE
	BELOW COUNTER/APPLIANCE DUPLEX OUTLET		HIGH EFFICACY RECESSED LIGHT
220	220 OUTLET	LED	HIGH EFFICACY LED DOWNLIGHT - MIN. 40 LUMENS/WATT
GFCI	GROUND FAULT CIRCUIT INTERRUPT		CEILING MOUNT PENDANT
	MOTION SENSOR		FLUSH CEILING MOUNT FIXTURE
DATA	DATA NODE: CAT5, PHONE, TV CABLE CONNECTIONS		WALL MOUNT/WALL SCONCE LIGHT FIXTURE (WP = SUITABLE FOR DAMP OR WET LOCATIONS)
	GAS		MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR SWITCH
H	RANGE HOOD VENTED TO THE OUTSIDE		COMBINATION CARBON MONOXIDE & SMOKE DETECTOR W/ PRIMARY POWER FROM BUILDING & BATTERY BACKUP
	WATER PROOF FAN AND LIGHT IN SHOWER CABINETS		

INSTALLATION:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NEC AND STATE OF CALIFORNIA TITLE 24 REQUIREMENTS AND LATEST EDITIONS, LOCAL CODES AND REGULATIONS AND ALL OTHER APPLICABLE CODES AND ORDINANCES. INSTALLATION SHALL BE IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE ELECTRICAL CONTRACTORS ASSOCIATION OF INSTALLATION.

2. AN APPROVED MEANS OF DISCONNECT FOR THE ELECTRICAL SUPPLY TO EACH PIECE OF EQUIPMENT (FORCED AIR UNIT, WATER HEATER) SHALL BE PROVIDED IN SIGHT OF THE EQUIPMENT SERVED WHEN THE SUPPLY VOLTAGE EXCEEDS 50 VOLTS.

3. KITCHEN: COORDINATE ALL PLUMBING AND ELECTRICAL WORK WITH FINAL APPLIANCE TYPES, SIZES, LOCATIONS AND REQUIREMENTS AS SELECTED BY OWNER.

4. ALL SITE ELECTRICAL, GAS AND PLUMBING SHALL BE RUN UNDERGROUND. ALL PERMITS AND PRE-DIG REQUIREMENTS SHALL BE MET PRIOR TO INSTALLATION.

CIRCUITS:

1. KITCHEN AND BATHROOMS: ALL ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.

2. BATHROOMS: ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER NEC 210-52(D). IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT WILL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS - CEC 210-11(C).

3. LAUNDRY: AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (210.11(C)(2) CEC).

4. BEDROOMS, KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY, OR SIMILAR AREAS: ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS (INCLUDING LUMINARIES) SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. (CEC ARTICLE 210.12(B)).

5. HOMERUN ALL CIRCUITS TO ELECTRICAL PANEL.

6. APPLIANCES: TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE INSTALLED, FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS. (210.11(C)(1) CEC)

LIGHTING:

1. ALL LOW EFFICACY LIGHT CONTROLS SHALL BE DIMMABLE, OR EQUIPPED WITH MANUAL-ON/AUTOMATIC-OFF OCCUPANCY SENSOR.

2. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS SHALL BE 12 INCHES FROM THE NEAREST POINT OF STORAGE AREAS (SHELVING) FOR INCANDESCENT FIXTURES AND 6 INCHES FOR FLUORESCENT FIXTURES. RECESSED FIXTURES MAY BE 6 INCHES AWAY. (CEC ARTICLE 410.8(D)(1) - (4))

3. LIGHTS THAT ARE RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIR TIGHT TO ASTM E283 AND LABELED AS AIR TIGHT (AT) TO LESS THAN 2.0 CFM AT 75 PASCALS.

4. KITCHEN: AT LEAST 50% OF INSTALLED WATTAGE OF LUMINAIRES MUST BE HIGH EFFICACY, AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY. BATHROOMS, UTILITY ROOMS, GARAGES, AND LAUNDRY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR. OTHER ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY, OR SHALL BE CONTROLLED BY A MANUAL-ON/AUTOMATIC-OFF OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENTS. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.

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1. BEDROOMS: SMOKE DETECTORS (110 VOLT) TO BE INTERCONNECTED TO SOUND ALARM AUDIBLE IN ALL BEDROOMS OF DWELLING.

2. BEDROOMS: CO DETECTORS SHALL BE BATTERY OPERATED AND SHALL BE INSTALLED OUTSIDE EACH SLEEP ROOM. (PER CRC 315.3)

3. WHERE CONSTRUCTION IS NEW, ALL SMOKE ALARMS SHALL BE "HARD WIRED", SHALL BE EQUIPPED WITH BATTERY BACKUP, AND SHALL BE INSTALLED AS INDICATED ON PLANS.

4. WHERE CONSTRUCTION IS (E), ALL SMOKE ALARMS MAY BE BATTERY OPERATED AND SHALL BE INSTALLED INSIDE AND OUTSIDE OF EACH SLEEPING ROOM.

PLUMBING:

1. ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 2.0 G.P.M.

2. ALL SINK FAUCETS SHALL HAVE A MAX. FLOW RATE OF: 1.2 G.P.M LAVATORY SINKS
1.8 G.P.M. KITCHEN SINKS

3. WATER CLOSETS SHALL NOT USE MORE THAN 1.28 GAL. PER FLUSH PER STATE HEALTH & SAFETY CODE, SECTION 17921.3(B)

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ELECTRICAL PANELS:

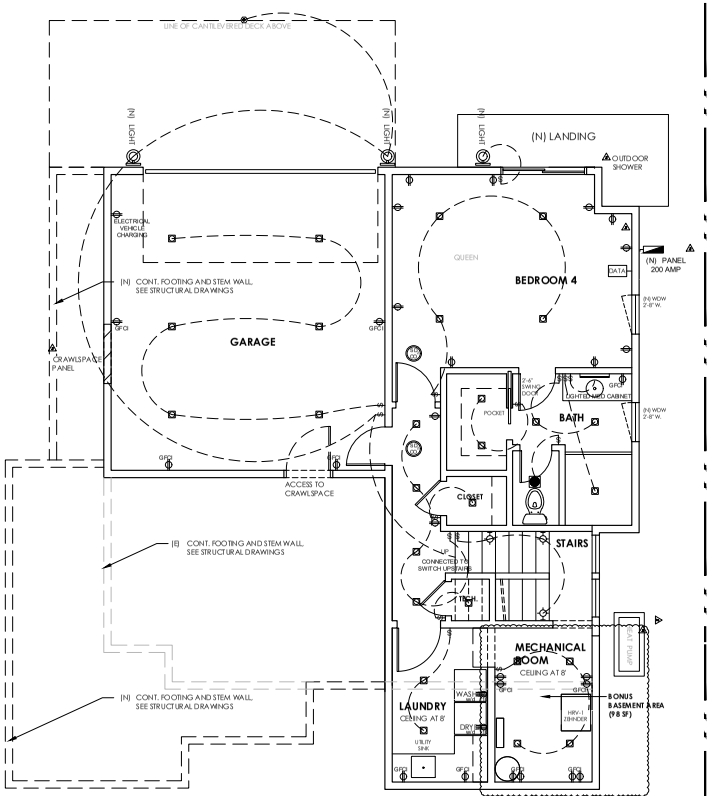
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2. OUTDOORS: 125- AND 250-VOLT RECEPTACLES INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. (CEC ARTICLE 406.8 (B)(1)(1))

3. WORKING SPACE: AT FRONT SHALL NOT BE USED FOR STORAGE, AND SHALL HAVE ILLUMINATION FOR ALL SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR MOROT CONTROL CENTERS INSTALLED DOORS

4. WORKING SPACE: AT FRONT SHALL HAVE AT LEAST ONE ENTRANCE OF 24" WIDE BY 6'-6" HIGH, A MIN. DEPTH OF 36", WIDTH OF 30", AND A HEIGHT OF 6'-6".

REVISION #	1	05/22	PLAN CHECK RE-SUBMITTAL
REVISION #	2	07/29/22	



1 PROPOSED LOWER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

N

NOTES:

1. ALL NEW INSTALLED LUMINARIES MUST BE HIGH EFFICACY.
2. AT LEAST ONE LUMINARIE IN GARAGE, BATHROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANCY SENSOR SWITCH OUTLET.
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4. BATHROOM EXHAUST FANS SHALL BE SWITCHED INDEPENDENTLY FROM ALL LUMINAIRES.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK Expires 2/11 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ELECTRICAL PLAN
LOWER LEVEL

7/29/2022

1/4" = 1'-0"

Attachment 9

STRUCTURAL NOTES

I. GENERAL

1. All construction, workmanship, and materials shall conform to the requirements of the 2019 California Building Code (CBC) and 2019 California Residential Code (CRC) for residential structures, and any local code requirements. All details, sections and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted and/or conflict occurs.

2. Check all dimensions in relation to site conditions before starting work. The contractor shall coordinate work of all trades. All discrepancies shall be called to the attention of the engineer and resolved before proceeding with work. During construction phase the contractor is responsible for the safety of the building and personnel. Provide adequate shoring and/or bracing in accordance with appropriate local, state and national safety codes.

3. All dimensions and notes take precedence over scale shown on plans, sections, and details.

4. Specific notes and details shall take precedence over structural notes and typical details.

5. See architectural, mechanical, electrical, and all applicable drawings for all locations of penetrations not indicated on the structural drawings (door & window openings, pipes, floor drains, ducts, etc.).

II. FOUNDATION

1. All foundation and related site work shall comply with the requirements of chapter 18 of the 2019 CBC or Chapter 4 of the 2019 CRC for residential structures. See Foundation under Project Design Basis (S1.0) for any supplemental foundation design requirements, i.e. soil report.

III. CONCRETE

1. Concrete shall be proportioned to give a minimum of 28 days compressive strength as follows:
Concrete footings & slab-on-grade, and miscellaneous.....2500 psi

The slump shall be the minimum consistent with placing conditions but shall not exceed 4 1/2". Submit concrete mix design(s) to engineer for approval on mix designs for compressive strength greater than 3000 psi. All concrete shall be machine mixed, conforming with ACI 318. All cement shall comply with ASTM C-150, Type II cement. All concrete materials are subjected to test by an approved testing agency and only tested cement shall be used. Maintain complete records of placed concrete items: date, location, quantity and test samples.

WORKMANSHIP: Place concrete in accordance with ACI 301-16. Ensure that reinforcement and embedded items are not disturbing placement of concrete. Top of the floor shall be true to indicated elevations. Variations shall not exceed 1/8" in 10 feet. Machine trowel surface in two directions. Patch imperfections. Protect concrete from premature drying, maintain concrete with minimal moisture loss at a relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

2. REINFORCING BARS shall be deformed bars conforming to ASTM standard specification A615 Grade 60. #4 and smaller bars may be Grade 40. Bars shall be placed in as long lengths as possible and shall lap 40 diameter at splices unless otherwise shown or noted on plans. Splices shall be staggered and bars may be wired together at splices. All steel shall be rigidly held in place with approved metal devices.
Bar coverage (face of bar to face of concrete) shall be as follows:
Concrete slab on grade ..... 1-1/2" min.
Concrete surface against earth ..... 3" min.
When poured against forms ..... 2" min.
All others..... see details.

IV. CONCRETE MASONRY UNITS

1. Masonry units shall be hollow core concrete units, Grade N, conforming to ASTM C90-16a and shall have a minimum compressive strength of 1500 psi. Masonry units must have been cured for not less than 28 days.

2. Mortar shall be Type M or S, freshly prepared and uniformly mixed.

3. Grout shall be proportioned to give a minimum 28 days compressive strength of 2500 psi.

4. Units shall be placed in running bond unless otherwise noted.

5. All reinforcing shall be accurately placed and secured to prevent movement. All vertical reinforcement shall be placed in grouted cream units.

6. All embeds shall be accurately placed as per drawings and shall be secured in place to prevent movement. No other items shall be placed in masonry walls.

7. All wall cells shall be grouted solid. Grout shall be placed evenly and in lifts not to exceed 4'-0" high, unless cleanouts of adequate size are provided.

8. Horizontal construction joints shall be formed by stopping the grout pour a minimum of 1 1/2" below the top of the masonry units. Construction joints shall be used at top of lifts or when grouting operations are suspended for a period longer than 45 minutes.

9. The contractor shall adequately support all masonry walls until the walls have been built, cured, and properly attached to supporting structure.

V. STRUCTURAL STEEL

1. All workmanship, materials, fabrication, and erection of all steel members shall conform to the requirements of the AISC "Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings, Allowable Stress Design, and Plastic Design"

2. Rolled sections, plate & bar stock, and miscellaneous steel shall be ASTM A36. Structural steel tube & pipe shall be ASTM A500 grade B.

3. Contractor shall submit shop drawings to the engineer for approval prior to fabrication. Shop drawings shall show clearly each separate piece to be fabricated.

4. SHOP FABRICATION AND ASSEMBLY: Shearing, flame cutting, drilling, punching, and any other manipulation to structural shall be done carefully and accurately. Coordinate all connection details to existing conditions.

5. All steel assemblies and parts exposed to weather shall be hot dipped galvanized after all welding has been completed to conform to Structural Steel shall be thoroughly cleaned. Hot-dipped galvanized to be done according to ASTM AA153, ASTM A123, and "Standard Specifications of the State of California". Provide touch-up galvanizing if damaged or cleaned welds after all required galvanizing have been made. All bolts, nuts, washers and direct tension indicators shall be galvanized. Field burning of holes shall not be permitted. All structural steel shall have one shop coat of paint. All structural steel shapes, connections, and stair assemblies not embedded in concrete shall be painted with one shop coat or rust inhibiting metal primer.

6. All welding shall be done by shielded arc process using approved electrodes per AWS specifications E-70 series. Welding shall conform to the latest edition of AWS D1.1 and shall be performed by certified welders qualified under the procedures contained herein. The use of E-70t-4 electrodes is prohibited. In general, shop and field weld designations on plans are given as suggested construction procedure only.

7. Welds identified as requiring continuous or periodic inspection or modifications of steel elements shall be per 2019 CBC Table 1705.2.1

8. Complete and partial joint penetration welds in all welded steel moment connections shall be inspected and ultrasonically tested by an approved testing agency in conformance with AWS 9.25.3 and shall conform with the latest edition of AWS D1.1 Sections 5 & 6. Complete joint penetration welds is specified by "CJP, RBB". "RBB" stands for remove back-up bars-grind smooth and provide reinforcing fillet welds. In all cases weld tabs are to be used and removed per AWS sections 5.31.

STRUCTURAL NOTES

VI. BOLTS

1. Anchor bolts shall conform to ASTM A307 and shall have a bolt head or an equal deformity at the embedded end unless noted otherwise. Wood plate anchor bolts shall be 5/8" in diameter and shall be embedded at least 7" into the concrete or masonry unless shown or indicated otherwise. Plate washers 3" x 3" x ⅜" (x .229" for cold-rolled steel) thick shall be used on each wood plate bolt unless otherwise noted. The hole in the plate washers is permitted to be diagonally slotted with a width of up to ⅜" larger than the bolt diameter and a slot length no to exceed 1 ¾", provided a standard cut washer is placed between the plate washer and nut. Anchor bolts shall be rigidly held in place during the concrete pour.

2. MACHINE BOLTS (M.B.) shall be ASTM A-307 bolts, U.O.N.

VII. CARPENTRY AND TIMBER

1. All structural wood work shall be done in accordance with the provisions of chapter 23 of the 2019 CBC.

2. Structural lumber grading shall be WCLB Standard Grading Rules for West Coast Lumber #17.

Lumber Schedule:	
Beams, wall plates	Douglas Fir #1 U.O.N.
Headers, rafters, ceiling & floor joists	Douglas Fir #2 U.O.N.
Studs and blocking	DF Stud/Standard or better
Sills, ledgers when in contact with concrete/CMU or soil	Pressure Treated DF #2

3. Bolts in wood shall conform to ASTM A307. Bolt holes shall be drilled 1/16" oversize of bolt. Use standard washer on all bearing of heads and nuts against wood unless otherwise noted. Bolts, nuts and washers shall be hot-dipped galvanized or stainless steel where exposed to weather. Bolts with upset threads are not allowed.

4. Bolt tightening: all nuts shall be tightened when placed and re-tightened at completion of project, or immediately before finishing of construction which will make them inaccessible.

5. Holes in wood sills and plates of shear and bearing walls shall be placed neatly in the center of the piece and shall not be greater in diameter than one-third of the width of the sill or plate. Notching will not be allowed. Holes larger than noted above may be bored in the sills providing the sill is considered cut in two and anchor bolts placed accordingly.

6. Stud walls: horizontal bridging shall be installed in all walls and partitions where studs are greater than 10 ft. in height. Stud walls supporting beams shall have post under beams unless otherwise noted.

7. Provide double floor joists at nonbearing partitions when parallel to floor framing. Provide continuous solid blocking at 16" o.c. when perpendicular to floor framing.

8. Double top plates shall have a minimum lap of 4 ft. at splices and be nailed with no less than 28 - 16d or 36 - 10d except as noted otherwise. All cuts in plates shall occur over bearings.

9. Cutting, notching and drilling joists and beams for pipes shall be limited to cuts and bored holes not greater than one-fifth the joist depth, located at least one-fifth the joist depth clear from the top and bottom, and located not further from the end of the joist than three times the joist depth, unless fully detailed on plans.

10. Wood framing embedded in or adjacent to concrete or masonry walls shall be treated with an approved preservative. Lumber exposed to weather shall be pressure treated for above ground use according to AWPA C-2, or otherwise effectively sealed and maintained, or be all-heart redwood. Submit type of preservative to be used for approval. Field cuts and holes shall be field treated in accordance with current AWPA M-4.

11. Framing hardware shall be as manufactured by Simpson Company. Notations on the drawings refer to items shown in their Catalog No. C-C 2019. Hardware shall be installed with the nails and bolts called for in the tables in the Catalog. If other brands are used, they must be equivalent in all structural aspects. A copy of the catalog must be kept at the job site.

12. Nailing: all nails shall be common wire nails unless otherwise shown or noted. Sub-drill where there is a danger of splitting. Nails exposed to weather shall be galvanized. For fastening schedule, see Table No. 2304.10.1 of the 2019 CBC.

13. Lintels over openings shall consist of a solid member the width of the studs and a nominal depth as per Header Schedule on sheet S1.1 - Typical Exterior Wall Framing Detail.

VIII. MANUFACTURED LUMBER

-All manufactured lumber shall be pre-approved for the indicated use as per ICBO or ICC-ES current report.

-Cutting, boring or notching shall not be permitted without the approval of an engineer or as specifically detailed on the plans.

-Contractor shall provide reasonable care (or as instructed by the manufacturer) in handling and storage of product. Materials shall be stored off the gound at a location protected from weather.

1. SOLID WEB "I" JOIST S
a. Solid web "I" joists shall be preapproved for the indicated use by an ICBO or ICC-ES current report.
b. The "I" joists shall be manufactured with solid wood or laminated wood flanges and plywood complying with PS01-83 or APA rated oriented strand boards (OSB). Webs and flanges shall be assembled with moisture resistant construction adhesive.
c. The "I" joist shall be installed in accordance with manufacturer's recommendations and specifications.

2. PARALLEL STRAND LUMBER (PSL)
a. PSL shall be manufactured from strands of wood fiber in a continuous process with all strands oriented to the length of the member. Strands shall be structurally bonded with water proof adhesive conforming to the requirements of ASTM-2559. Resulting member shall meet the following criteria:

Fb ——— 2900 psi (for 12" depth, for others multiply by $[12/d]^{0.111}$)
Fv ——— 290 psi
Fcll ——— 2900 psi
E ——— 2,000,000 psi

3. GLU-LAMINATED BEAM (GLB)
a. GLB's shall be manufactured for wet use, conform to Standard PS56, shall meet the following criteria:
24F-V8, DF/DF:

Fb ——— 2400 psi (bending about strong axis)
Fv ——— 165 psi
Fc ——— 1650 psi (compression parallel to grain, axially loaded)
E ——— 1,800,000 psi (bending about strong axis)
b. All single span GLB's shall ne manufactured with a standard camber for radius of curvature equal to 2400 ft., U.O.N.

4. LAMINATED VENEER LUMBER (LVL)
a. LVL shall be manufactured with graded wood veneers bonded with water proof adhesive conforming to ASTM D-2559, and shall have the following criteria:

Fb ——— 2600 psi (for 12" depth, for others multiply by $[12/d]^{0.136}$)
Fv ——— 285 psi
Fcll ——— 2310 psi
E ——— 1,900,000 psi

5. LAMINATED STRAND LUMBER (LSL)

a. LSL shall be manufactured from strands of wood fiber in a continuous process with all strands oriented to the length of the member. Strands shall be structurally bonded with water proof adhesive conforming to the requirements of ASTM-2559. Resulting member shall meet the following criteria:

Fb ——— 2250 psi (for 12" depth, for others multiply by $[12/d]^{0.092}$)
Fv ——— 285 psi
Fcll ——— 1950 psi
E ——— 1,500,000 psi

STRUCTURAL NOTES

IX. PLYWOOD

1. Each. panel shall be identified with the appropriate grade, trademark of the American Plywood Association, and shall meet the requirements of the latest edition of the U.S. Product Standard PS-1. The minimum edge distance for nails in the recieving members and plywood shall be 3/8" for 2x recieving members and 1/2" for 3x recieving members.

2. Plywood sheets shall be thickness noted on the plans and shedule. Use exterior grade adhesive for all plywood.

X. PREFABRICATED WOOD TRUSSES

1. The truss design shall conform to all applicable provisions of the "National Design Specifications for Wood Construction" and the "Design Specifications for Metal Plate Connected Wood Trusses" published by the Truss Plate Institute. The design shall also conform to all the equirements of the 2019 CBC section 2303.4.

2. Truss shall be manufactured in accordance with the designs prepared by a Civil or Structural Engineer registered in the state of California. The design shall be adequate for the spans and all superimposed loads as follows:

ROOF	TOP CHORD:	DL=18psf, LL=20 psf
	BOTTOM CHORD:	DL=8 psf, LL=10 psf

NOT APPLICABLE

3. All trusses shall be engineered and manufactured to limit deflection as follows:

ROOF	LL---L/480, TL---L/360

4. The truss manufacturer shall provide installation plans showing the location and configuration of all trusses, bracings, connections, and hardware between trusses.

ADDITIONAL/ MISCELLANEOUS NOTES

11. METAL BUILDING SYSTEM shall conform to the latest edition of the M.B.M.A. Metal siding and roofing shall be 26 gauge. Factory finishes must be corrosion resistant, with 10 year warranties on weather tightness and finish deterioration. Building system shall be designed for:
115 mph wind speed
Exposure C

NOT APPLICABLE

12. ROOF DECKING shall be ASTM A219 & A239 corrosion-resistant metals per section 1501.2.2 of the 2019 CBC.



SYMBOLS & MATERIALS

CONTINUOUS MEMBER
BLOCKING
TRIM OR MANUFACTURED LUMBER
CONCRETE BLOCK OR SOMETHING EXISTING
CONCRETE
EARTH
SAND/MORTAR/STUCCO

SHEAR WALL DESIGNATION:
X — SHEAR DESIGNATION PER SCHEDULE, SHEET S1.2
X — SHEAR PANEL LENGTH

ROOF & FLOOR:
X — SHEAR DESIGNATION PER SCHEDULE, SHEET S1.2

DETAIL/SECTION CUTS
X — DETAIL NUMBER
SX.X — SHEET NUMBER

WORK POINT/CONTROL POINT/DATUM POINT

SPECIAL INSPECTION & TESTING SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO SECTION 1704 OF THE 2019 CALIFORNIA BUILDING CODE. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ'D	REMARKS
SHEAR FASTENING	YES	EDGE FASTENING TIGHTER than 4" o.c.
EPOXY ANCHORS	YES	visual installation inspection ONLY WHEN USED
PREFAB SHEAR PANELS	YES	VISUAL INSTALLATION INSPECTION
SHOP/FEILD WELDING	YES	by OTHERS

PROJECT DESIGN BASIS

GRAVITY LOADS:

Roof Dead Load:	
New Roof + Ceiling	14.0 psf
Ceiling	7.0 psf
Roof Live Load:	20.0 psf
Framed 1st Floor/2nd Floor Dead Load:	
Carpet	9.0/13.0 psf
Hardwood	11.0/15.0 psf
Ceramic Tile	18.0/22.0 psf
Floor Live Loads:	40.0 psf

WIND DESIGN: Envelope Procedure for:
Occupancy Category = II
Exposure Category = C
Importance Factor = 1.0
Basic Wind Speed = 110.0 mph

SEISMIC DESIGN: Equivalent Lateral Force Procedure where:
Seismic Category = D
Site Class = D
Occupancy Category = II
Importance Factor = 1.0
Response Modification Factor = 6.5
System Overstrength Factor = 3
Deflection Amplification = 4
Spectral Response Accelerations Ss and S1 = 1.261, 0.476
Adjusted Max. Spectral Response Accelerations SMS and SM1 = 1.514, null
Design Spectral Response Coefficients SDS and SD1 = 1.009, null
Seismic Response Coefficient, CS = 0.16

FOUNDATION: All foundation and related site work shall comply with the requirements of chapter 18 of the 2019 California Building Code (CBC) or 2019 California Residential Code (CRC) for SFD

STRUCTURAL SHEET INDEX

S1.0	STRUCT NOTES, SYMBOLS, SCHEDULES, PROJECT DESIGN BASIS, GENERAL INFORMATION
S1.1	TYPICAL EXTERIOR WALL FRAMING DETAIL, 2019 CBC FASTENING SCHEDULE
S1.2	SHEATHING & SHEAR WALL SCHEDULE, ACI STANDARD REBAR HOOK SCHEDULE
S1.3	TYPICAL DETAILS
S1.4	TYPICAL DETAILS
S1.5	SHEAR TRANSFER DETAILS
S2.0	LOWER FLOOR FOUNDATION PLAN, SPECIFIC DETAILS
S2.1	MAIN FLOOR FRAMING PLAN, SPECIFIC DETAILS
S2.2	ROOF - CEILING FRAMING PLAN, SPECIFIC DETAILS
WSWH	STRONG-WALL DETAILS, SCHEDULES, SPECIFICATIONS

ABBREVIATIONS

A.B.	*ANCHOR BOLT*	MIN.	*MINIMUM*
ALT.	*ALTERNATE*	M.I.W.	*MALLEABLE IRON WASHER*
ARCH.	*ARCHITECT*	(N)	*NEW*
@	*AT*	N.I.C.	*NOT IN CONTRACT*
BLDG.	*BUILDING*	N.S.	*NEAR SIDE*
BLKG.	*BLOCK, BLOCKING*	N.T.S.	*NOT TO SCALE*
BM.	*BEAM*	O.C. OR O/C	*ON CENTER*
BOTT.	*BOTTOM*	O.F.S.	*OUTSIDE FACE OF STUDS*
℄	*CENTER LINE*	O.H.	*OPPOSITE HAND*
C.B.	*CONCRETE BLOCK*	OPG.	*OPENING*
CTSK.	*COUNTERSUNK*	O/	*OVER*
CLG.	*CEILING*	P.D.	*PANEL DIMENSION*
CLR.	*CLEAR*	P.L.	*PARALLAM*
COL.	*COLUMN*	PL. OR ℗	*PLATE*
CONC.	*CONCRETE*	P.S.	*PLYWOOD SHEATHING*
CONT.	*CONTINUOUS*	P.S.I.	*POUNDS PER SQUARE INCH*
DET.	*DETAIL*	PRE-T.	*PRETENSIONED*
D.F.	*DOUGLAS FIR*	P.T.	*PRESSURE TREATED*
DIAM. OR Ø	*DIAMETER*	REINF.	*REINFORCING*
DBL.	*DOUBLE*	R.C.	*REINFORCED CONCRETE*
DWG.	*DRAWING*	RWD.	*REDWOOD*
(E)	*EXISTING*	S.B.	*SOLID BLOCKING*
EA.	*EACH*	SECT.	*SECTION*
EL. OR ELEV.	*ELEVATION*	SHT.	*SHEET*
EXT.	*EXTERIOR*	SIM.	*SIMILAR*
FIN.	*FINISHED*	SPECS.	*SPECIFICATIONS*
FL. OR FLR.	*FLOOR*	SQ.	*SQUARE*
F.O.	*FACE OF*	S.S.	*SELECT STRUCTURAL*
F.O.C.	*FACE OF CONCRETE*	STD.	*STANDARD*
F.O.M.	*FACE OF MASONRY*	SYMM.	*SYMMETRICAL*
F.O.S.	*FACE OF STUDS*	T.D.	*TIE DOWN*
F.S.	*FAR SIDE*	T.B.N., T.B.F.	*TYPICAL BOUNDARY NAILING, FASTENING*
FT.	*FOOT*	T.E.N., T.E.F.	*TYPICAL EDGE NAILING, FASTENING*
FTG.	*FOOTING*	T.O.BEAM	*TOP OF BEAM*
GA.	*GAGE*	T.O.FOOTING	*TOP OF FOOTING*
GALV.	*GALVANIZED*	T&G	*TONGUE AND GROOVE*
GLB.	*GLUE LAMINATED BEAM*	T.O.CONCRETE	*TOP OF CONCRETE*
H. OR HORIZ.	*HORIZONTAL*	T.O.SLAB	*TOP OF SLAB*
H.D.	*HOLDOWN*	T.O.STEEL	*TOP OF STEEL*
HDR.	*HEADER*	T.O.WALL	*TOP OF WALL*
J.H.	*JOIST HANGER*	TYP.	*TYPICAL*
LB.	*POUND*	U.O.N.	*UNLESS OTHERWISE NOTED*
LG.	*LONG*	w	*WITH*
MAX.	*MAXIMUM*	W.P.	*WORKING POINT*
M.B.	*MACHINE BOLT*	W.W.F.	*WELDED WIRE FABRIC*
M.L.	*MICRO LLAM*	V. OR VERT.	*VERTICAL*

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021
RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
STRUCTURAL NOTES
PROJECT DATA
PROJECT BASIS
SHEET INDEX

Project Name: MELANI
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010.242.024.000
Project Description: SFD: Addition/Remodel

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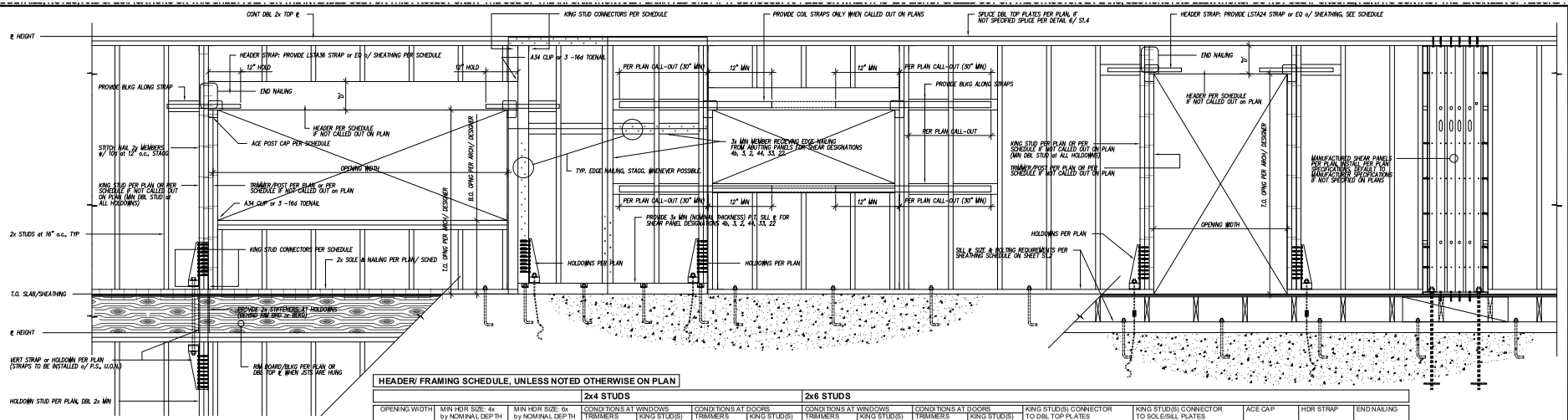
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Drawn By: CKL
CLA Job No: 2021 - 277
Sheet: S1.0

ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.

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HEADER/ FRAMING SCHEDULE, UNLESS NOTED OTHERWISE ON PLAN

	2x4 STUDS						2x6 STUDS								
OPENING WIDTH	MIN HDR SIZE: 4x by NOMINAL DEPTH	MIN HDR SIZE: 6x by NOMINAL DEPTH	CONDITIONS AT WINDOWS TRIMMERS	CONDITIONS AT WINDOWS KING STUD(S)	CONDITIONS AT DOORS TRIMMERS	CONDITIONS AT DOORS KING STUD(S)	CONDITIONS AT WINDOWS TRIMMERS	CONDITIONS AT WINDOWS KING STUD(S)	CONDITIONS AT DOORS TRIMMERS	CONDITIONS AT DOORS KING STUD(S)	KING STUD(S) CONNECTOR TO DBL TOP PLATES	KING STUD(S) CONNECTOR TO SOLE/SILL PLATES	ACE CAP	HDR STRAP	END NAILING
3'-0"	'D' = 4"	'D' = 4"	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQD	YES	4-16d
3'-6"	'D' = 4"	'D' = 4"	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQD	YES	4-16d
4'-0"	'D' = 6"	'D' = 4"	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQD	YES	4-16d
4'-6"	'D' = 6"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQD	YES	6-16d
5'-0"	'D' = 6"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQD	YES	6-16d
5'-6"	'D' = 6"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	NOT REQD	YES	6-16d
6'-0"	'D' = 8"	'D' = 6"	1 - 2x	2 - 2x	1 - 2x	1 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
6'-6"	'D' = 8"	'D' = 8"	1 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
7'-0"	'D' = 8"	'D' = 8"	2 - 2x	2 - 2x	2 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
7'-6"	'D' = 8"	'D' = 8"	2 - 2x	2 - 2x	2 - 2x	2 - 2x	1 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	8-16d
8'-0"	'D' = 10"	'D' = 10"	2 - 2x	2 - 2x	2 - 2x	2 - 2x	2 - 2x	2 - 2x	1 - 2x	1 - 2x	3-16d TOE NAIL PER STUD	3-16d TOE NAIL PER STUD	YES	YES	10-16d
8'-6"	'D' = 10"	'D' = 10"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	2 - 2x	2 - 2x	BC or A34 EACH S.D/E STUD	BC or A34 EACH S.D/E STUD	YES	YES	10-16d
9'-0"	'D' = 10"	'D' = 10"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	BC or A34 EACH S.D/E STUD	BC or A34 EACH S.D/E STUD	YES	YES	10-16d
9'-6"	'D' = 12"	'D' = 12"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	BC or A34 EACH S.D/E STUD	BC or A34 EACH S.D/E STUD	YES	YES	10-16d
10'-0"	'D' = 12"	'D' = 12"	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	3 - 2x	2 - 2x	2 - 2x	BC or A34 EACH S.D/E STUD	BC or A34 EACH S.D/E STUD	YES	YES	10-16d
OVER 10'-0"	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	PER PLAN	

TYP EXTERIOR WALL FRAMING DETAIL

FASTENING SCHEDULE

TABLE 2304.10.1 FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2½" × 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-16 d common (3½" × 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3½" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" × 0.148"); or 3-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail[a]
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
	3-10d common (3½" × 0.148"); or 3-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
8. Stud to stud (not at braced wall panels)	16d common (3½" × 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3½" × 0.162");	16" o.c. face nail
	16d box (3½" × 0.135"); or	12" o.c. face nail
	3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3½" × 0.162"); or	16" o.c. each edge, face nail
	16d box (3½" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common (3½" × 0.162"); or	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3½" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
	16d common (3½" × 0.162"); or	16" o.c. face nail
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3½" × 0.162"); or 3-16d box (3½" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or	Toenail
	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top or bottom plate to stud	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
19. 1" brace to each stud and plate	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
20. 1" × 6" sheathing to each bearing	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
21. 1" x 8" and wider sheathing to each bearing	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128")	Face nail
Floor		
22. Joist to sill, top plate, or girder	3-8d common (2½" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24. 1" x 6" subfloor or less to each joist	2-8d common (2½" × 0.131"); or 2-10d box (3" x 0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3½" × 0.162")	Face nail
26. 2" planks (plank & beam – floor & roof)	2-16d common (3½" × 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4" × 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" × 0.192"); or 3-10d box (3" x 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common (3½" × 0.162"); or 4-10d box (3" x 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3½" × 0.162"); or 4-10d box (3" x 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2½" × 0.131"); or 2-10d box (3" x 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[c]			
		Edges (inches)	Intermediate supports (inches)
31. 7/16" – 1/2"	6d common or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d box or deformed (2½" × 0.131") (roof)	6	12
	2½" × 0.113" nail (subfloor and wall)	6	12
	1½" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2½" × 0.113" nail (roof)	4	8
	1½" 16 gage staple, 7/16" crown (roof)	3	6
32. 19/32" – 3/4"	8d common (2½" × 0.131"); or 6d deformed (2" × 0.113")	6	12
	2½" × 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
33. 7/8" – 1 1/4"	10d common (3" × 0.148"); or 8d deformed (2½" × 0.131")	6	12
Other exterior wall sheathing			
34. 7/16" fiberboard sheathing[b]	1½" galvanized roofing nail (7/16" head diameter); or 1¼" 16 gage staple with 7/16" or 1" crown	3	6
35. 19/32" fiberboard sheathing[b]	1¾" galvanized roofing nail (7/16" diameter head); or 1½" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 7/8" and less	8d common (2½" × 0.131"); or 6d deformed (2" × 0.113")	6	12
37. 7/8" – 1"	8d common (2½" × 0.131"); or 8d deformed (2½" × 0.131")	6	12
38. 1 1/8" – 1 1/4"	10d common (3" × 0.148"); or 8d deformed (2½" × 0.131")	6	12
Panel siding to framing			
39. 7/8" or less	6d corrosion- resistant siding (1½" × 0.106"); or 6d corrosion- resistant casing (2" × 0.099")	6	12
40. 7/8"	8d corrosion- resistant siding (2½" × 0.128"); or 8d corrosion- resistant casing (2½" × 0.113")	6	12

TABLE 2304.10.1—continued FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing[c]			
		Edges (inches)	Intermediate supports (inches)
Interior paneling			
41. 1/4"	4d casing (1½" × 0.080"); or 4d finish (1½" × 0.072")	6	12
42. 3/8"	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

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RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

Sheet Description
TYP EXT WALL FRMG DETAIL & SCHEDULE
2019 CBC TABLE 2304.10.1

Project Name: MELANI
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010.242.024.000
Project Description: SFD: Addition/Remodel

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Drawn By: CKL
CLA Job No: 2021 - 277
Sheet: S1.1

ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.

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2018 SDPWS TABLE 4.2.C NOMINAL UNIT SHEAR CAPACITES FOR WOOD-FRAME DIAPHRAGMS FOR WIND OR SEISMIC LOADING

Table 4.2C Nominal Unit Shear Capacities for Wood–Frame Diaphragms

Unblocked Wood Structural Panel Diaphragms[1,2,3,4,5]

Sheathing Grade	Common Nail Size	Minimum Fastener Penetration in Framing (in.)	Minimum Nominal Panel Thickness (in.)	Minimum Nominal Width of Nailed Face at Supported Edges and Boundaries (in.)	A SEISMIC 6 in. Nail Spacing at diaphragm boundaries and supported panel edges				B WIND 6 in. Nail Spacing at diaphragm boundaries and supported panel edges	
					Case 1		Cases 2,3,4,5,6		Case 1	Cases 2,3,4,5,6
					v_s (plf)	G_a (kips/in.) OSB	G_a (kips/in.) PLY	v_s (plf)	v_w (plf)	v_w (plf)
Structural I	6d	1-1/4	5/16	2	330	9.0	7.0	250	6.0	4.5	400	350
				3	370	7.0	6.0	280	4.5	4.0	520	390
	8d	1-3/8	3/8	2	480	8.5	7.0	360	6.0	4.5	670	505
				3	530	7.5	6.0	400	5.0	4.0	740	560
	10d	1-1/2	15/32	2	570	14	10	430	9.5	7.0	800	600
				3	640	12	9.0	480	8.0	6.0	895	670
Sheathing and Single-Floor	6d	1-1/4	5/16	2	300	9.0	6.5	220	6.0	4.0	429	310
				3	340	7.0	5.5	255	5.0	3.5	475	350
			3/8	2	330	7.5	5.5	250	5.0	4.0	460	360
				3	370	6.0	4.5	280	4.0	3.0	520	390
	8d	1-3/8	3/8	2	430	9.0	6.5	320	6.0	4.5	600	450
				3	480	7.5	5.5	360	5.0	3.5	670	505
			7/16	2	460	8.5	6.0	340	5.5	4.0	645	475
				3	510	7.0	5.5	380	4.5	3.5	715	530
			15/32	2	480	7.5	5.5	360	5.0	4.0	670	505
				3	530	6.5	5.0	400	4.0	3.5	740	560
	10d	1-1/2	15/32	2	510	15	9.0	380	10	6.0	715	530
				3	580	12	8.0	430	8.0	5.5	810	600
			19/32	2	570	13	8.5	430	8.5	5.5	800	600
				3	640	10	7.5	480	7.0	5.0	895	670

1. Nominal unit shear capacities shall be adjusted in accordance with 4.2.3 to determine ASD allowable unit shear capacity and LRFD factored unit resistance. For general construction requirements see 4.2.6. For specific requirements, see 4.2.7.1 for wood structural panel diaphragms. See Appendix A for common nail dimensions.
2. For species and grades of framing other than Douglas-Fir-Larch or Southern Pine, reduced nominal unit shear capacities shall be determined by multiplying the tabulated nominal unit shear capacity by the Specific Gravity Adjustment Factor = [1-(0.5-G)], where G = Specific Gravity of the framing lumber from the *NDS* (Table 12.3.3A). The Specific Gravity Adjustment Factor shall not be greater than 1.
3. Apparent shear stiffness values, G_a, are based on nail slip in framing with moisture content less than or equal to 19% at time of fabrication and panel stiffness values for diaphragms constructed with either OSB or 3-ply plywood panels. When 4-ply or 5-ply plywood panels or composite panels are used, G_a values shall be permitted to be multiplied by 1.2.
4. Where moisture content of the framing is greater than 19% at time of fabrication, G_a values shall be multiplied by 0.5.
5. Diaphragm resistance depends on the direction of continuous panel joints with respect to the loading direction and direction of framing members, and is independent of the panel orientation.

Cases 1&3: Continuous Panel Joints Perpendicular to Framing

Cases 2&4: Continuous Panel Joints Parallel to Framing

Cases 5&6: Continuous Panel Joints Perpendicular and Parallel to Framing

Long Panel Direction Perpendicular to Supports

Long Panel Direction Parallel to Supports[a]

(a) Panel span rating for out-of-plane loads may be lower than the span rating with the long panel direction perpendicular to supports (See Section 3.2.2 and Section 3.2.3).

2018 SDPWS TABLE 4.3A NOMINAL UNIT SHEAR CAPACITIES FOR WOOD-FRAME SHEAR WALL FOR WIND OR SEISMIC LOADING

Table 4.3A Nominal Unit Shear Capacities for Wood–Frame Shear Walls[1,2,6,7]

Wood-based Panels[4]

Sheathing Material	Minimum Nominal Panel Thickness (in.)	Minimum Fastener Penetration in Framing Member or Blocking (in.)	Fastener Type & Size	A SEISMIC Panel Edge Fastener Spacing (in.)										B WIND Panel Edge Fastener Spacing (in.)			
				6		4		3		2		6	4	3	2
				v_s (plf)	G_a (kips/in.)	v_s (plf)	G_a (kips/in.)	v_s (plf)	G_a (kips/in.)	v_s (plf)	G_a (kips/in.)	v_w (plf)	v_w (plf)	v_w (plf)	v_w (plf)
				OSB PLY		OSB PLY		OSB PLY		OSB PLY					
Wood Structural Panels – Structural I[4,5]	5/16	1-1/4	6d	400 13 10	600	18 13	780	23 16	1020	35 22	565	840	1090	1430
	3/8[8] 7/16[8]	1-3/8	8d	460 19 14	720	24 17	920	30 20	1220	43 24	645	1010	1290	1710
				510 16 13	790	21 16	1010	27 19	1340	40 24	715	1105	1415	1875
	15/32	1-1/2	10d	580 14 11	860	18 14	1100	24 17	1460	37 23	785	1205	1540	2045
				680 22 16	1020	29 20	1320	36 22	1740	51 28	950	1430	1800	2435
Wood Structural Panels – Sheathing[4,5]	5/16	1-1/4	8d	380 13 9.5	540	18 12	700	24 14	900	37 18	505	755	960	1280
	3/8			400 11 8.5	600	15 11	780	20 13	1020	32 17	560	840	1090	1430
	3/8[8] 7/16[8]	1-3/8	8d	440 17 12	660	23 15	860	29 18	1120	39 20	615	895	1185	1585
				480 15 11	700	22 14	930	28 17	1170	42 21	670	980	1260	1640
	15/32	1-1/2	10d	520 13 10	760	19 13	980	25 15	1280	39 20	730	1065	1370	1790
	19/32			620 22 14	920	30 17	1200	37 19	1540	52 23	870	1290	1660	2165
				680 19 13	1020	26 16	1320	35 18	1740	48 22	950	1430	1850	2435
Plywood Siding	5/16	1-1/4	Nail (galvanized casing) 6d	280 13	420	16	550	17	720	21	390	590	770	1010
	3/8	1-3/8	8d	320 15	480	18	620	20	820	22	450	670	870	1150
Particleboard Sheathing – (M-S "Exterior Glue" and M-2 "Exterior Glue")	3/8		Nail (common or galvanized box) 6d	240 15	360	17	460	18	600	22	335	505	645	846
	3/8		8d	260 18	380	20	480	21	630	23	365	530	670	880
	1/2			280 18	420	20	540	22	700	24	390	590	735	966
	1/2		10d	370 21	550	23	720	24	920	25	520	770	1010	1290
	5/8			400 21	610	23	780	24	1040	26	560	855	1105	1455
Structural Fiberboard Sheathing	1/2		Nail (galvanized roofing) 11 ga. galv. roofing nail (0.120" x 1-1/2" long x 7/16" head)		340	4.0	460	5.0	520	5.5		475	645	730
	25/32		11 ga. galv. roofing nail (0.120" x 1-3/4" long x 3/8" head)		340	4.0	460	5.0	520	5.5		475	645	730

1. Nominal unit shear capacities shall be adjusted in accordance with 4.3.3 to determine ASD allowable unit shear capacity and LRFD factored unit resistance. For general construction requirements see 4.3.6. For specific requirements, see 4.3.7.1 for wood structural panel shear walls, 4.3.7.2 for particleboard shear walls, and 4.3.7.3 for fiberboard shear walls. See Appendix A for common and box nail dimensions.
2. Shears are permitted to be increased to values shown for 15/32 inch (nominal) sheathing with same nailing provided (a) studs are spaced a maximum of 16 inches on center, or (b) panels are applied with long dimension across studs.
3. For species and grades of framing other than Douglas-Fir-Larch or Southern Pine, reduced nominal unit shear capacities shall be determined by multiplying the tabulated nominal unit shear capacity by the Specific Gravity Adjustment Factor = [1-(0.5-G)], where G = Specific Gravity of the framing lumber from the NDS (Table 12.3.3A). The Specific Gravity Adjustment Factor shall not be greater than 1.
4. Apparent shear stiffness values G_a are based on nail slip in framing with moisture content less than or equal to 19% at time of fabrication and panel stiffness values for shear walls constructed with either OSB or 3-ply plywood panels. When 4-ply or 5-ply plywood panels or composite panels are used, G_a values shall be permitted to be multiplied by 1.2.
5. Where moisture content of the framing is greater than 19% at time of fabrication, G_a values shall be multiplied by 0.5.
6. Where panels are applied on both faces of a shear wall and nail spacing is less than 6" on center on either side, panel joints shall be offset to fall on different framing members as shown below. Alternatively, the width of the nailed face of framing members shall be 3" nominal or greater at adjoining panel edges and nails at all panel edges shall be staggered.
7. Galvanized nails shall be hot-dipped or tumbled.

STANDARD HOOK DETAILS

in accordance with ACI 318 Building Code

CRSI Concrete Reinforcing Steel Institute

All grades of steel (minimum yield strengths)

D = Finished inside bend diameter (includes springback)

d = Bar diameter

ACI 318 min. bend diameter:
6*d* for #3 through #8
8*d* for #9, #10 and #11
10*d* for #14 and #18



RECOMMENDED END HOOK DIMENSIONS

BAR SIZE	D	180° HOOKS A or G	180° HOOKS J	90° HOOKS A or G
#3	2¼"	0'- 5"	0'- 3"	0'- 6"
#4	3"	0'- 6"	0'- 4"	0'- 8"
#5	3¾"	0'- 7"	0'- 5"	0'- 10"
#6	4½"	0'- 8"	0'- 6"	1'- 0"
#7	5¼"	0'- 10"	0'- 7"	1'- 2"
#8	6"	0'- 11"	0'- 8"	1'- 4"
#9	9½"	1'- 3"	0'- 11½"	1'- 7"
#10	10¾"	1'- 5"	1'- 1¼"	1'- 10"
#11	12"	1'- 7"	1'- 2¾"	2'- 0"
#14	18¼"	2'- 3"	1'- 9¾"	2'- 7"
#18	24"	3'- 0"	2'- 4½"	3'- 5"

STEEL TYPE	BAR SIZE RANGE	GRADE	MINIMUM YIELD (ksi)	MINIMUM TENSILE (ksi)
Carbon A615	#3 - #6	40	40	60
	#3 - #20	60	60	90
	#3 - #20	75	75	100
Low-Alloy A706	#3 - #18	80	80	105
	#3 - #20	100	100	115
Stainless	#3 - #18	60	60	80
	#3 - #18	80	80	100
	#3 - #18	60	60	90
	#3 - #18	75	75	100
Rail & Axle A996	#3 - #8	40	40	70
	#3 - #8	50	50	80
	#3 - #11	60	60	90
Low-Carbon	#3 - #18	100	100	150
	#3 - #11	120	120	150

ASTM STANDARD REINFORCING BARS

CRSI Concrete Reinforcing Steel Institute

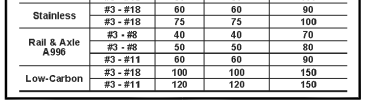
BAR SIZE DESIGNATION	NOMINAL DIMENSIONS AREA (in.²)	WEIGHT (lb/ft)	DIAMETER (in.)
#3	0.11	0.376	0.375
#4	0.20	0.668	0.500
#5	0.31	1.043	0.625
#6	0.44	1.502	0.750
#7	0.60	2.044	0.875
#8	0.79	2.670	1.000
#9	1.00	3.400	1.128
#10	1.27	4.303	1.270
#11	1.56	5.313	1.410
#14	2.25	7.65	1.693
#18	4.00	13.60	2.257
#20	4.91	16.69	2.50

D = Finished inside bend diameter (includes springback)

d = Bar diameter

ACI 318 min. bend diameter:
6*d* for #3 through #8
8*d* for #9, #10 and #11
10*d* for #14 and #18

8*d* for #3, #4, #5
12*d* for #6, #7, #8



BAR SIZE	D	RECOMMENDED STIRRUP/TIE HOOK DIMENSIONS 90° A or G	135° A or G	135° H*	BAR SIZE	RECOMMENDED SEISMIC STIRRUP/ TIE HOOK DIMENSIONS 135° SEISMIC HOOK D	A or G	H*
#3	1½"	0' - 4"	4"	2½"	#3	1½"	4½"	3"
#4	2"	0' - 4½"	4½"	3"	#4	2"	4½"	3"
#5	2½"	0' - 6"	5½"	3¾"	#5	2½"	5½"	3¾"
#6	4½"	1' - 0"	8"	4½"	#6	4½"	8"	4½"
#7	5¼"	1' - 2"	9"	5¼"	#7	5¼"	9"	5¼"
#8	6"	1' - 4"	10½"	6"	#8	6"	11½"	6"

* H dimension is approximate

2019 CBC TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND MINIMUM CONCENTRATED LIVE LOADS

TABLE 1607.1 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[b]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
1. Apartments (see residential)	—	—
2. Access floor systems		
Office use	50	2,000
Computer use	100	2,000
3. Armories and drill rooms	150[n]	—
4. Assembly areas		
Fixed seats (fastened to floor)	60[n]	
Follow spot, projections and control rooms	50	
Lobbies	100[n]	—
Movable seats	100[n]	
Stage floors	150[n]	
Platforms (assembly)	100[n]	
Other assembly areas	100[n]	
5. Balconies and decks[e]	Same as occupancy served	—
	40	300
6. Catwalks		
7. Cornices	60	—
8. Corridors		
First floor	100	—
Other floors	Same as occupancy served except as indicated	—
9. Dining rooms and restaurants	100[n]	—
10. Dwellings (see residential)	—	—
11. Elevator machine room and control room grating (on area of 2 inches by 2 inches)	—	300
12. Finish light floor plate construction (on area of 1 inch by 1 inch)	—	200
13. Fire escapes	100	—
On single-family dwellings only	40	—
14. Garages (passenger vehicles only)	40[f]	Note a
Trucks and buses	See Section 1607.7	
15. Handrails, guards and grab bars	See Section 1607.8	
16. Helipads	See Section 1607.6	
17. Hospitals		
Corridors above first floor	80	1,000
Operating rooms, laboratories	60	1,000
Patient rooms	40	1,000
18. Hotels (see residential)	—	—
19. Libraries		
Corridors above first floor	80	1,000
Reading rooms	60	1,000
Stack rooms	150[f,n]	1,000
20. Manufacturing		
Heavy	250[f]	3,000
Light	125[f]	2,000
21. Marquees, except one- and two-family dwellings	75	—
22. Office buildings		
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first floor corridors	100	2,000
Offices	50	2,000

(continued)

TABLE 1607.1—continued MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[b]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
23. Penal institutions		
Cell blocks	40	—
Corridors	100	
24. Recreational uses		
Bowling alleys, poolrooms and similar uses	75[n]	—
Dance halls and ballrooms	100[n]	
Gymnasiums	100[n]	
Ice-skating rink	250[n]	—
Reviewing stands, grandstands and bleachers	100[c,n]	
Roller skating rink	100[n]	
Stadiums and arenas with fixed seats (fastened to floor)	60[c,n]	
25. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage	10	
Uninhabitable attics with storage[i,o]	20	
Habitable attics and sleeping areas	30	
Canopies, including marquees	20	—
All other areas	40	
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	
Public rooms[k] and corridors serving them	100	
26. Roofs		
All roof surfaces subject to maintenance workers		300
Awnings and canopies		
Fabric construction supported by a skeleton structure	5	
All other construction, except one- and two-family dwellings	Nonreducible 20	
Ordinary flat, pitched, and curved roofs (that are not occupiable)	20	
Primary roof members exposed to a work floor		2,000
Single panel point of lower chord of roof trusses or any point along primary structural members supporting roofs over manufacturing, storage warehouses, and repair garages		300
All other primary roof members		300
Occupiable roofs:		
Roof gardens	100	
Assembly areas	100[n]	
All other similar areas	Note I	Note I
27. Schools		
Classrooms	40	1,000
Corridors above first floor	80	1,000
First-floor corridors	100	1,000
28. Scuttles, skylight ribs and accessible ceilings	—	200
29. Sidewalks, vehicular driveways and yards, subject to trucking	250[f,n]	8,000[r]

(continued)

TABLE 1607.1—continued MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[b]

OCCUPANCY OR USE	UNIFORM (psf)	CONCENTRATED (lbs.)
30. Stairs and exits		
One- and two-family dwellings	40	300
All other	100	300
31. Storage warehouses (shall be designed for heavier loads if required for anticipated storage)		—
Heavy[g]	250[f]	
Light	125[f]	
32. Stores		
Retail		
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125[n]	1,000
33. Vehicle barriers	See Section 1607.8.3	
34. Walkways and elevated platforms (other than exitways)	60	—
35. Yards and terraces, pedestrians	100[n]	—

36. [OSHPD 2] Storage racks and wall-hung cabinets — *load[f]* —

For SI: 1 inch = 25.4 mm, 1 square inch = 645.16 mm², 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kN/m², 1 pound = 0.004448 kN, 1 pound per cubic foot = 16 kg/m³.

a. Floors in garages or portions of buildings used for the storage of motor vehicles shall be designed for the uniformly distributed live loads of this Table or the following concentrated loads: (1) for garages restricted to passenger vehicles accommodating not more than nine passengers, 3,000 pounds acting on an area of 4½ inches by 4½ inches; (2) for mechanical parking structures without slab or deck that are used for storing passenger vehicles only, 2,250 pounds per wheel.

b. The loading applies to stack room floors that support nonmobile, double-faced library book stacks, subject to the following limitations:
1. The nominal book stack unit height shall not exceed 90 inches;
2. The nominal shelf depth shall not exceed 12 inches for each face; and
3. Parallel rows of double-faced book stacks shall be separated by aisles not less than 36 inches wide.

c. Design in accordance with ICC 300.

d. Other uniform loads in accordance with an approved method containing provisions for truck loadings shall be considered where appropriate.

e. The concentrated wheel load shall be applied on an area of 4.5 inches by 4.5 inches.

f. The minimum concentrated load on stair treads shall be applied on an area of 2 inches by 2 inches. This load need not be assumed to act concurrently with the uniform load.

g. Where snow loads occur that are in excess of the design conditions, the structure shall be designed to support the loads due to the increased loads caused by drift buildup or a greater snow design determined by the building official (see Section 1608).

h. See Section 1604.8.3 for decks attached to exterior walls.

i. Uninhabitable attics without storage are those where the maximum clear height between the joists and rafters is less than 42 inches, or where there are no two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.

j. Uninhabitable attics with storage are those where the maximum clear height between the joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.
The live load need only be applied to those portions of the joists or truss bottom chords where both of the following conditions are met:
i. The attic area is accessible from an opening not less than 20 inches in width by 30 inches in length that is located where the clear height in the attic is a minimum of 30 inches; and

(continued)

TABLE 1607.1—continued MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS, L_o, AND MINIMUM CONCENTRATED LIVE LOADS[b]

ii. The slopes of the joists or truss bottom chords are no greater than two units vertical in 12 units horizontal.
The remaining portions of the joists or truss bottom chords shall be designed for a uniformly distributed concurrent live load of not less than 10 pounds per square foot.

k. Attic spaces served by stairways other than the pull-down type shall be designed to support the minimum live load specified for habitable attics and sleeping rooms.

l. Areas of occupiable roofs, other than roof gardens and assembly areas, shall be designed for appropriate loads as approved by the building official. Unoccupied landscaped areas of roofs shall be designed in accordance with Section 1607.12.3.

m. Live load reduction is not permitted unless specific exceptions of Section 1607.10 apply.

n. [OSHPD 2] The minimum vertical design live load shall be as follows:
Paper media:
12-inch deep (305 mm) shelf — 33 pounds per lineal foot (482 N/m)
15-inch deep (381 mm) shelf — 41 pounds per lineal foot (598 N/m), or
33 pounds per cubic foot (518.5 N/m³) per total volume of the rack or cabinet, whichever is less.
Film media:
18-inch deep (457 mm) shelf — 100 pounds per lineal foot (1459 N/m), or
50 pounds per cubic foot (785.3 N/m³) per total volume of the rack or cabinet, whichever is less.
Other media:
20 pounds per cubic foot (311 N/m³) or 20 pounds per square foot (958 Pa), whichever is less, but not less than actual loads.

ROOF - FLOOR - SHEAR WALL SHEATHING SCHEDULE [1]

MARK or DESCRIPTION	SHEATHING	SHEATHING FASTENING EDGE/BNDRY	SHEATHING FASTENING FIELD	SILL PLATE BOLTING	MIN FND SILL PLATE SIZE	SOLE PLATE FASTENING	FLOOR RIM/BLKG FRMG CLIPS at RAISED/2nd FLOOR	ALLOW SHEAR #/FT	REMARKS
FLOOR SHEATHING (F1)	¾" T&G Plywd or OSB APA Rated Sturd-I-Floor, Exp 1 glued to Framing	10d at 6" o.c. annular or ring shanked	10d at 10" o.c. annular or ring shanked					285[2] 215	
FLOOR SHEATHING (F2)	1⅛" T&G Plywd or OSB APA Rated Sturd-I-Floor, Exp 1 glued to Framing	10d at 6" o.c. annular or ring shanked	10d at 10" o.c. annular or ring shanked					285[2] 215	
ROOF SHEATHING (R1)	½" Plywd or OSB APA Rated Sheathing, Exp 1	10d at 6" o.c.	10d at 10" o.c.					255[2] 190	
ROOF SHEATHING (R2)	¾" Plywd or OSB APA Rated Sheathing, Exp 1	10d at 4" o.c.	10d at 10" o.c.					285[2] 215	
WALL SHEATHING (6a) (6b)	½" Plywd or OSB APA Rated Sheathing, Exp 1	6a - 8d at 6" o.c. 6b - 10d at 6" o.c.	6a - 8d at 10" o.c. 6b - 10d at 10" o.c.	½"Ø x 12" L ABs[4, 9] at 48" o.c.	2x	16d at 6" o.c.	1½" min nom width rim jst/ bklg w/ 1-A35 at 16" o.c.	260 310	solid blocked; typical for all exterior walls, U.O.N.
WALL SHEATHING (4a) (4b)	½" Plywd or OSB APA Rated Sheathing, Exp 1	4a - 8d at 4" o.c. 4b - 10d at 4" o.c.	4a - 8d at 10" o.c. 4b - 10d at 10" o.c.	½"Ø x 12" L ABs[4, 9] at 32" o.c.	2x	16d at 4" o.c.	1½" min nom width rim jst/ bklg w/ 1-A35 at 16" o.c.	350 350	solid blocked
WALL SHEATHING (4c)[3] (4d)[3]	½" Plywd or OSB APA Rated Sheathing, Exp 1	4c - 8d at 4" o.c. 4d - 10d at 4" o.c.	4c - 8d at 10" o.c. 4d - 10d at 10" o.c.	½"Ø x 12" L ABs[4, 9] at 32" o.c.	3x	16d at 4" o.c.	1½" min nom width rim jst/ bklg w/ 1-A35 at 16" o.c.	380 460	solid blocked
WALL SHEATHING (3a)[3] (3b)[3]	½" Plywd or OSB APA Rated Sheathing, Exp 1	3a - 8d at 3" o.c. 3b - 10d at 3" o.c.	3a - 8d at 10" o.c. 3b - 10d at 10" o.c.	½"Ø x 12" L ABs[5, 9] at 24" o.c.	3x	16d at 3" o.c.	1½" min nom width rim jst/ bklg w/ 2-A35 at 16" o.c.	490 600	solid blocked
WALL SHEATHING (2a)[3] (2b)[3]	½" Plywd or OSB APA Rated Sheathing, Exp 1	2a - 8d at 2" o.c. 2b - 10d at 2" o.c.	2a - 8d at 10" o.c. 2b - 10d at 10" o.c.	½"Ø x 12" L ABs[5, 9] at 24" o.c.	3x	16d at 2" o.c.	1½" min nom width rim jst/ bklg w/ 2-A35 at 16" o.c.	640 770	solid blocked
WALL SHEATHING (44a)[3, 6] (44b)[3, 6]	½" Plywd. or OSB APA Rated Sheathing, Exp. 1, dbl. layer or both face	44a - 8d at 4" o.c. 44b - 10d at 4" o.c.	44a - 8d at 10" o.c. 44b - 10d at 10" o.c.	½"Ø x 12" L ABs[5, 9] at 24" o.c.	3x	2 rows 16d at 4" o.c.	4 x min bklg w/ 2-LTP5 ea side or 2-A35/2-LTP5	760 920	solid blocked
WALL SHEATHING (33a)[3, 6] (33b)[3, 6]	½" Plywd or OSB APA Rated Sheathing, Exp 1, dbl layer or both face	33a - 8d at 3" o.c. 33b - 10d at 3" o.c.	33a - 8d at 10" o.c. 33b - 10d at 10" o.c.	½"Ø x 12" L ABs[5, 9] at 16" o.c.	3x	2 rows 16d at 3" o.c.	4 x min bklg w/ 2-LTP5 ea side or 2-A35/2-LTP5	980 1200	solid blocked
WALL SHEATHING (22a)[3, 6] (22b)[3, 6]	½" Plywd or OSB APA Rated Sheathing, Exp 1, dbl layer or both face	22a - 8d at 2" o.c. 22b - 10d at 2" o.c.	22a - 8d at 10" o.c. 22b - 10d at 10" o.c.	½"Ø x 12" L ABs[5, 9] at 12" o.c.	3x	2 rows 16d at 2" o.c.	4 x min bklg w/ 2-LTP5 ea side or 2-A35/2-LTP5	1280 1540	solid blocked

1 - The allowable shear capacities for wood structural panel shear walls shall be in accordance with table 2306.4.1. These capacities are permitted to be increased 40 percent for wind design.
2 - 2019 CBC Table 2306.3.1 case 1 only.
3 - Framing at adjoining panel edges shall be 3 inches nominal or wider, and nails shall be staggered where nails are spaced 3 inches on center or closer.
4 - Minimum 2x pressure-treated Douglas-Fir sill plates.
5 - Minimum 3x pressure-treated Douglas-Fir sill plate, one-piece continuous full length of wall. where 2x sill plate must be used, reduce anchor bolt spacing by one-half. 3x minimum sill plate for shear designations 4c, 4d, 3a, 3b, 2a, 2b, 44a, 44b, 33a, 33b, 22a, 22b.
6 - Where panels applied on both faces of a wall, the panel joints shall be offset to fall on different framing members, or framing shall be 3-inch nominal member. Wood structural joint and sill plate nailing shall be staggered in all cases.
7. Provide ½" edge distance for all boundary fastening.
8. ⅝"Ø anchor bolts good for 0.5 x 1960# x 1.33 = 1,293# in 2x Douglas-Fir sill plate; 0.5 x 1990# x 1.33 = 1,327# in 3x Douglas-Fir sill plate.
9. Plate washers 3" x 3" x ¼" (x .229" for cold-rolled steel) thick shall be used on each wood plate bolt unless otherwise noted. The hole in the plate washers is permitted to be diagonally slotted with a width of up to ⅝" larger than the bolt diameter and a slot length no to exceed 1 ¾", provided a standard cut washer is placed between the plate washer and nut. Anchor bolts shall be rigidly held in place during the concrete pour

RELEASE FOR PLAN CHECK SUBMITTAL 1
01.03.2021

Sheet Description
SHEATHING SCHEDULE
ACI STANDARD HOOKS

Project Name: MELANI
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010.242.024.000
Project Description: SFD: Addition/Remodel

LICENSED PROFESSIONAL ENGINEER — CHRISTIAN K. LEE — C62330 — RENEWS 08.30.24 — CIVIL — STATE OF CALIFORNIA

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

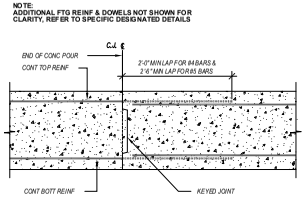
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Pacific Grove, CA 93950
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER — CHRISTIAN K. LEE — C62330 — RENEWS 08.30.24 — CIVIL — STATE OF CALIFORNIA

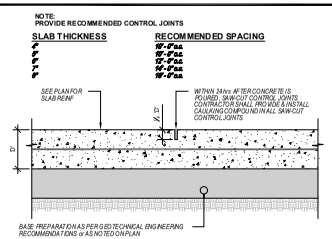
Drawn By: CKL
CLA Job No: 2021 - 277
Sheet: S-2

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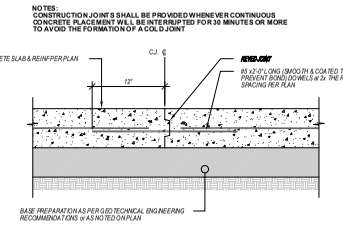
FOOTING CONSTRUCTION JOINT

SCALE: NTS **17**



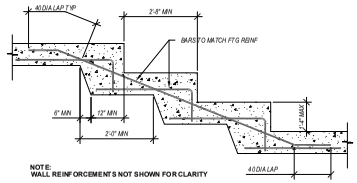
SLAB CONTROL JOINT

SCALE: NTS **16**



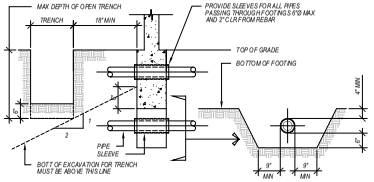
SLAB CONSTRUCTION JOINT

SCALE: NTS **15**



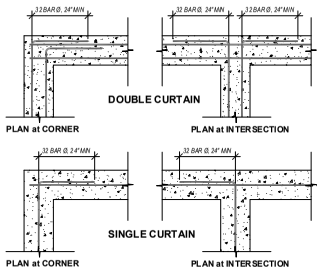
STEPPED FOOTING

SCALE: NTS **14**



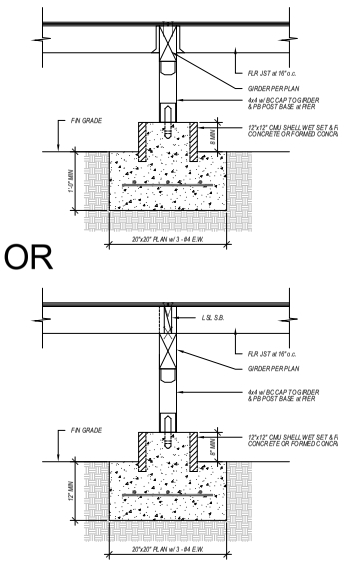
CONDUITS & TRENCHES at FTG

SCALE: NTS **13**



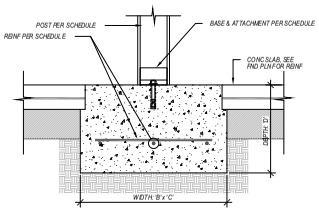
FOOTING INTERSECTIONS

SCALE: NTS **12**



GIRDER, POST & SPREAD FTG

SCALE: NTS **10**

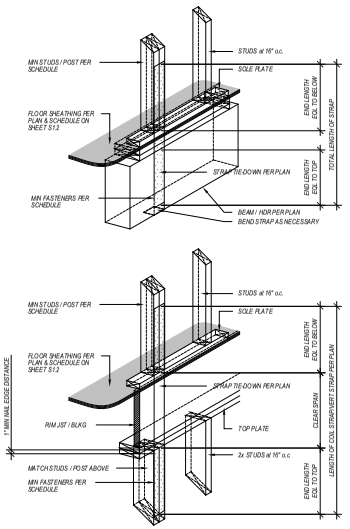


POST & SPREAD FOOTING SCHEDULE

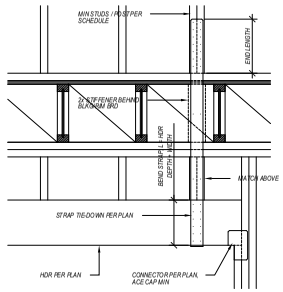
MARK	POST	BASE & ATTACHMENT	'D'	'B' x'C' SQ - FT		REBARS
				'B'	'C'	
F1	PER PLAN	ABU	2'-0"	1'-0"	1'-0"	2 - #4 E.W.

SLAB SPREAD FTG

SCALE: NTS **9**



INSTALL STRAP HOLDOWNS OVER SHEATHING WHERE POSSIBLE

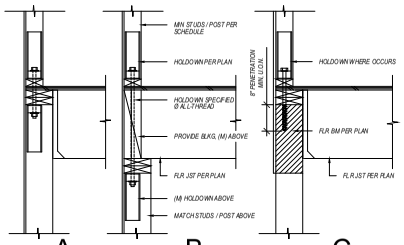


STRAP TIE-DOWN SCHEDULE

STRAP	MIN STUD or POST	MAX CLEAR SPAN	MIN END LENGTH	MIN FASTENERS	CAPACITY
CS18	DBL 2x, STITCHED TOGETHER w/ 16 - 16d MIN	-	18"	18 - 10d	1300 #
2 - CS18	DBL 2x, STITCHED TOGETHER w/ 16 - 16d MIN	-	18"	18 - 10d	2600#
CS16	DBL 2x, STITCHED TOGETHER w/ 20 - 16d MIN	-	20"	22 - 10d	1600 #
2 - CS16	DBL 2x, STITCHED TOGETHER w/ 20 - 16d MIN	-	20"	22 - 10d / STRAP	3100#
CS14	DBL 2x, STITCHED TOGETHER w/ 24 - 16d MIN	-	22"	28 - 10d	2400 #
2 - CS14	DBL 2x, STITCHED TOGETHER w/ 24 - 16d MIN	-	22"	28 - 10d / STRAP	4400 #
CMSTC16	DBL 2x, STITCHED TOGETHER w/ 24 - 16d MIN	-	28"	56 - 16d SINKER	4500 #
CMSTC14	4x	-	36"	66 - 16d	6000#
CMSTC12	4x	-	44"	86 - 16d	9000 #
MSTC40	DBL 2x, STITCHED TOGETHER w/ 20 - 16d MIN	16'	12"	16 - 16d	1800 #
MSTC52	DBL 2x, STITCHED TOGETHER w/ 20 - 16d MIN	16'	18"	20 - 16d	2400 #
MSTC66	DBL 2x, STITCHED TOGETHER w/ 20 - 16d MIN	16'	25"	30 - 16d	3600 #

FLOOR TIE-DOWNS

SCALE: NTS **2**

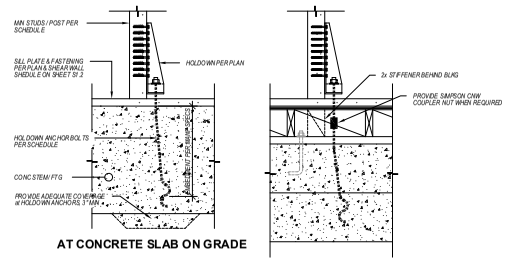


HOLDOWNS AT UPPER FLOORS

HOLDOWN SCHEDULE

HOLDOWNS	MIN. STUD or POST	FND. HOLDOWN ANCHOR BOLTS	HOLDOWN FASTENERS TO DBL. 2x POSTS	EPOXY TYPE	MIN. EPOXY EMBEDMENT	CAPACITY
HDU2	DBL 2x, STITCH w/ 20- 16d or 4x	SSTB	Simpson SDS¼x6	Simpson SET-XP	14"	3,075 #
HDU4	DBL 2x, STITCH w/ 25- 16d or 4x	SSTB	Simpson SDS¼x6	Simpson SET-XP	16"	4,565 #
HDU5	DBL 2x, STITCH w/ 30- 16d or 4x	SSTB	Simpson SDS¼x6	Simpson SET-XP	18"	5,645 #
HDU8	4x/ 6x	SSTB, SB	-	Simpson SET-XP	20"	5,980 #/ 6,970 #/ 7,870 #
HDU11	4" WALL: 4x8, 6" WALL: 6x6	SB1x30	-	-	-	9,535 #/ 11,175 #
HDU14	4" WALL: 4x8 PSL, 6" WALL: 6x6 PSL	SB1x30	-	-	-	14,390 #/ 14,925 #
HDQ8	4x/ 6x	SSTB, SB	-	Simpson 'SET-XP'	20"	5,715/ 7,630 #/ 9,230 #/
HHDQ11	4" WALL: 4x8, 6" WALL: 6x6	SB1x30	-	-	-	11,810 #
HHDQ14	4" WALL: 4x8 PSL, 6" WALL: 6x6 PSL	SB1x30	-	-	-	13,015 #/ 13,710 #
HD12	4" WALL: 4x8 PSL, 6" WALL: 6x6 PSL	SB1x30/ PER DETAIL	-	-	-	14,230 #/ 15,510 #
HD19	4" WALL: 4x8 PSL, 6" WALL: 6x6 PSL	PER DETAIL	-	-	-	16,735 #/ 19,070 #

NOTE: INSTALLATION PER CURRENT SIMPSON SPECIFICATIONS TO ACHIEVE FULL HOLDOWN CAPACITY, SELECT SPECIFIC FOUNDATION ANCHOR BOLTS BASED ON FIELD CONDITIONS AND AS RECOMMENDED BY THE MANUFACTURER, CONSULT WITH ENGINEER OF RECORD IF UNSURE OF ANCHOR BOLT SELECTION OR PRIOR TO ANY MODIFICATIONS



CONSTRUCTION at NEW FOOTING

CONSTRUCTION at EXISTING FOOTING

HOLDOWN and EPOXY ANCHORS

SCALE: NTS **1**

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RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

Sheet Description
TYP. CONC. WORK DTLS.
TYP. HOLDOWN DETAILS
TYP. FTG. DETAILS

Project Name: MELANI
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010.242.024.000
Project Description: SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

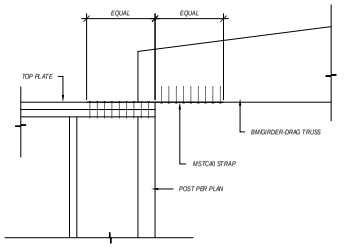
Architect
Adam Jeselnick
Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
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Pacific Grove, CA 93950
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER CHRISTIAN K. LEE C62330 RENEWS 08.30.24 CIVIL STATE OF CALIFORNIA

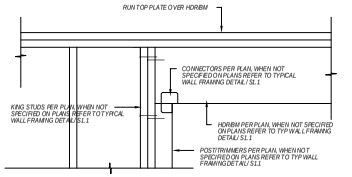
Drawn By: CKL
CLA Job No: 2021 - 277
Sheet: **S1.3**

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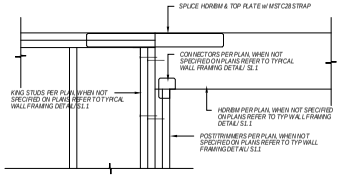


A

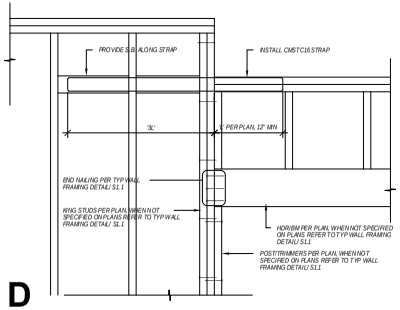
FLUSH CEILING HEADER SPLICE



B RUNNING DBL TOP PLATE OVER HDR

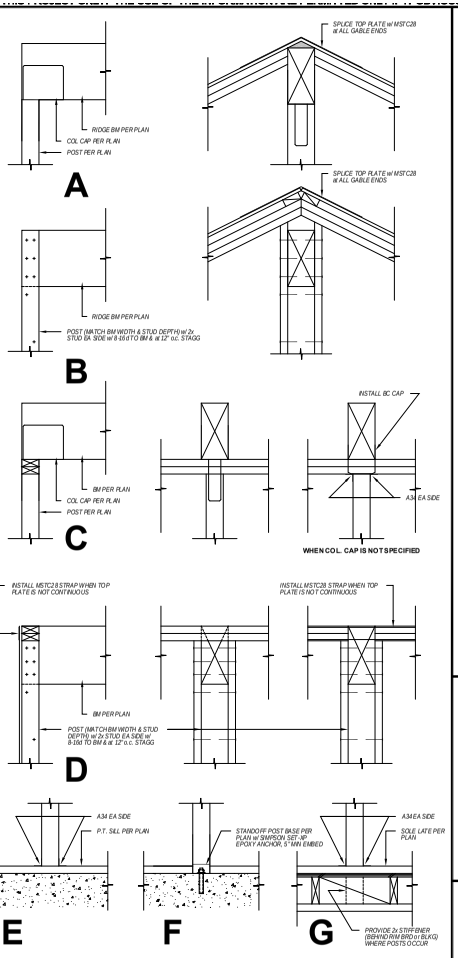


C HEADER & DBL TOP PLATE SPLICE

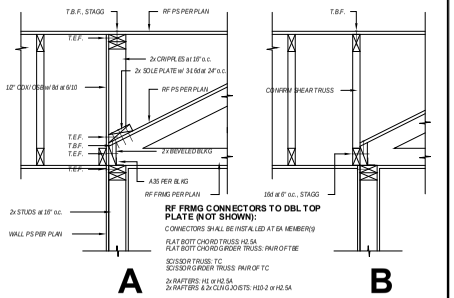


D SPLICE AT DROPPED PLATE

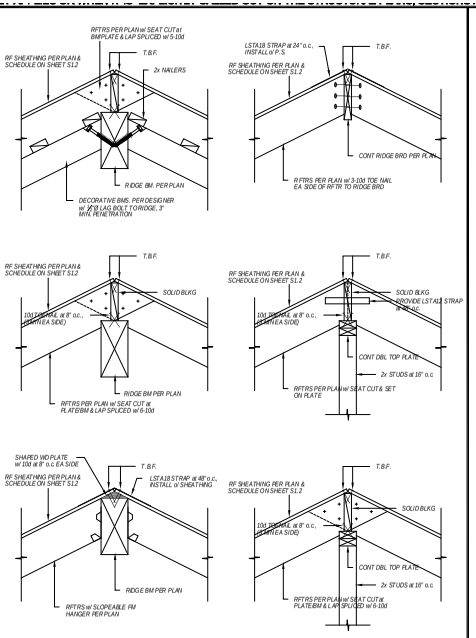
SPLICE/DRAG CONNECTIONS SCALE: NTS 13



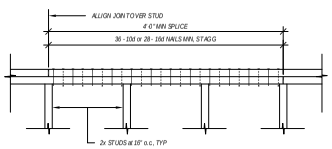
POST & BEAM CONNECTIONS SCALE: NTS 10



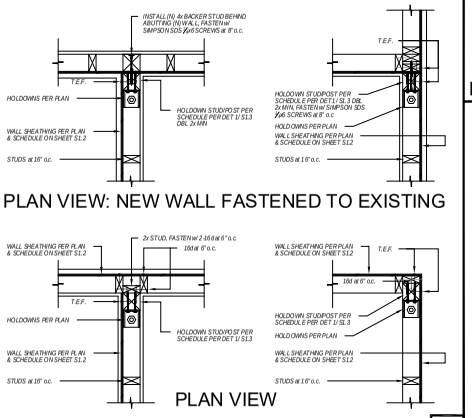
SHEAR TRNSFR at FRMG DIR CHANGE SCALE: NTS 9



RIDGE CONNECTIONS SCALE: NTS 7



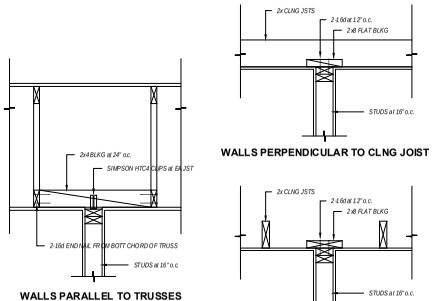
DBL TOP PLATE SPLICE SCALE: NTS 6

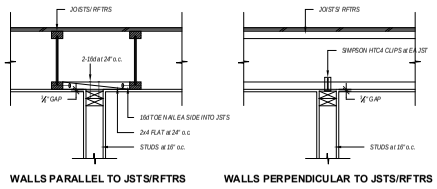


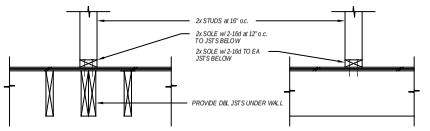
PLAN VIEW: NEW WALL FASTENED TO EXISTING

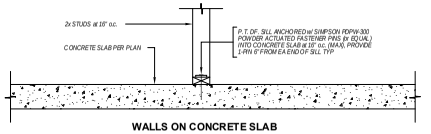
PLAN VIEW

SHEAR WALL INTERSECTIONS SCALE: NTS 5

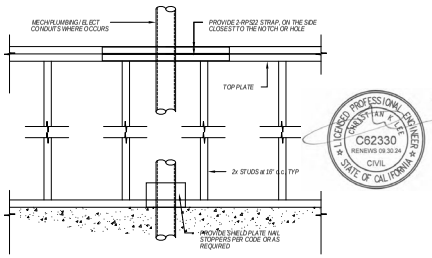








PARTITION WALL FASTENING SCALE: NTS 2



CONDUITS THROUGH SILLS & PLATES SCALE: NTS 1

ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

Sheet Description
TYP FRAMING DETAILS

Project Name
MELANI

Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921

APN
010.242.024.000

Project Description
SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

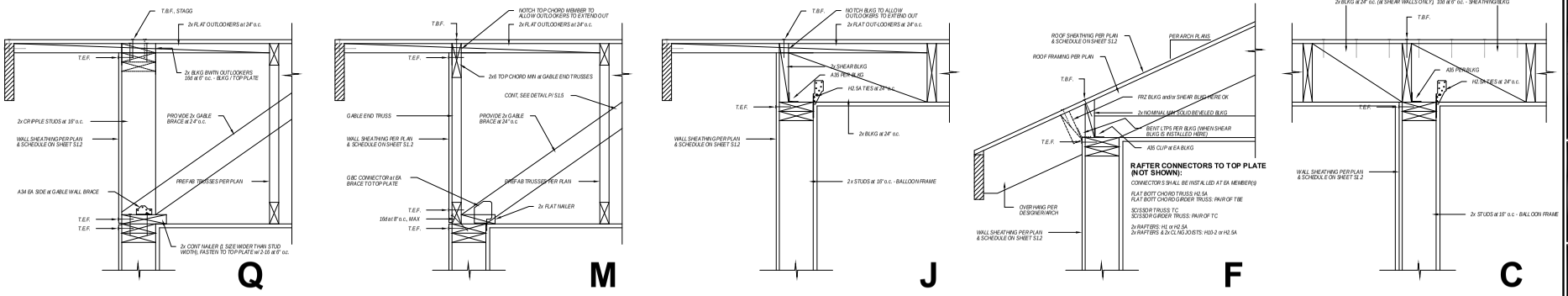
Architect
Adam Jeselnick
Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 93950
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER CHRISTIAN K. LEE C62330 RENEWS 09.30.24 CIVIL STATE OF CALIFORNIA

Drawn By CKL
CLA Job No 2021 - 277
Sheet
S1.4

ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.



LICENSED PROFESSIONAL ENGINEER CHRISTIAN K. LEE C62330 RENEWS 09.30.24 CIVIL STATE OF CALIFORNIA

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

Sheet Description
TYPICAL SHEAR -TRANSFER DETAILS

Project Name
MELANI

Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921

APN
010.242.024.000

Project Description
SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick
Architect
C 831.620.5164
aejarch@gmail.com

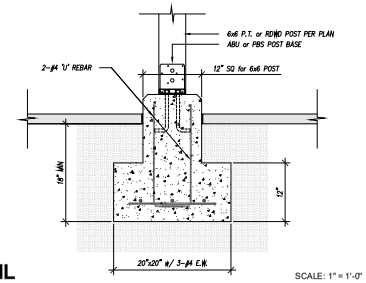
Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 93950
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER CHRISTIAN K. LEE C62330 RENEWS 09.30.24 CIVIL STATE OF CALIFORNIA

Drawn By CKL
CLA Job No. 2021 - 277
Sheet
S1.5

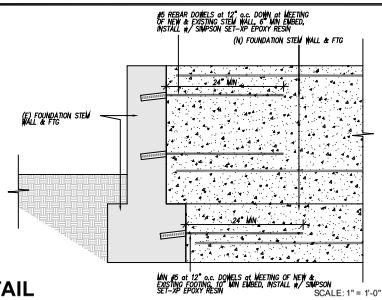
ALL DETAILS, NOTES, AND SPECIFICATIONS ON THIS SHEET ARE FOR THE INTENDED USE FOR THIS PROJECT ONLY. THE USE OF THE INFORMATION ARE PERMITTED ONLY IF IT OBVIOUSLY APPLIES OR WHEN IT IS EXPLICITLY CALLED OUT ON THE STRUCTURAL PLANS, SECTIONS AND ELEVATIONS. DO NOT USE IF UNSURE, ALWAYS CONTACT THE ENGINEER OF RECORD FOR APPROVAL FOR USE.

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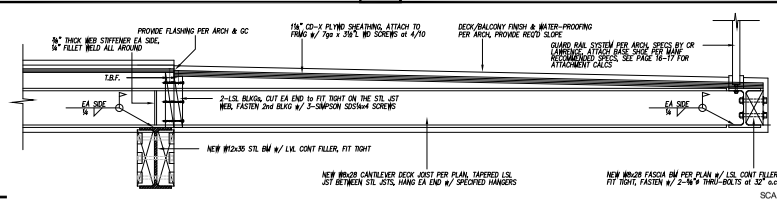
DETAIL

SCALE: 1" = 1'-0" 16



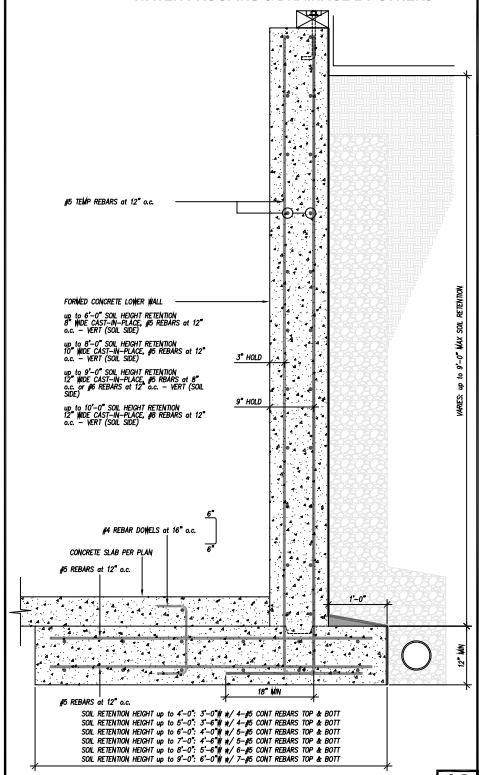
DETAIL

SCALE: 1" = 1'-0" 12



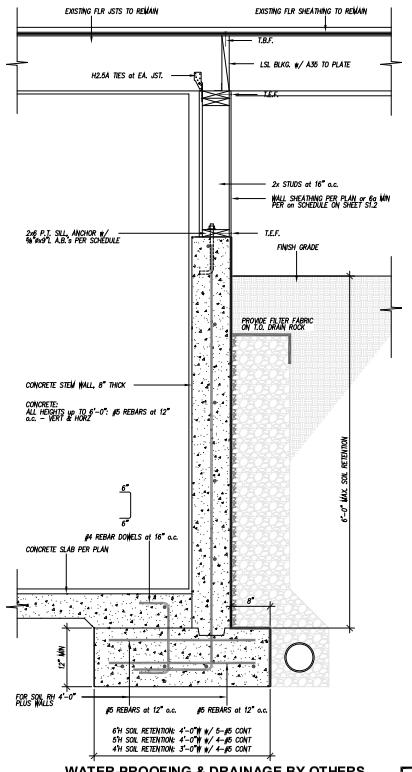
DETAIL

SCALE: 1" = 1'-0" 11



DETAIL

SCALE: 1" = 1'-0" 13



WATER-PROOFING & DRAINAGE BY OTHERS

DETAIL

SCALE: 1" = 1'-0" 9

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

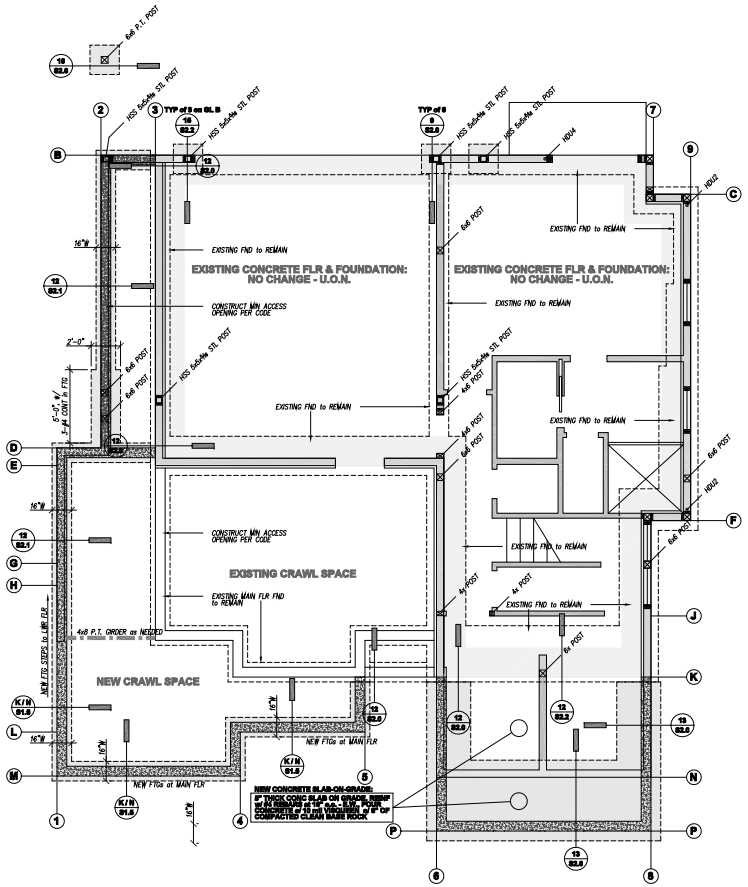
1. INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.3 .

2. ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 2/ S1.3. PLYWOOD TYP. BOND FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALONG THESE SHEARING. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL, or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.

4. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.

5. PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BCS or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.



HANGER SCHEDULE	
ENGINEER	HANGERS
.	.

CAP/BASE SCHEDULE	
MANUFACTURER	CAP/ BASE
ALL POSTS ON SILL	BCD BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

LOWER FLOOR FOUNDATION PLAN

SCALE: 1/4" = 1'-0" 1

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021
RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description

LWR FLOOR FND PLAN

SPECIFIC DTLS

Project Name: **MELANI**

Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921

APN: 010 242 004 000

Project Description: SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick
Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 93950
831.424.9000
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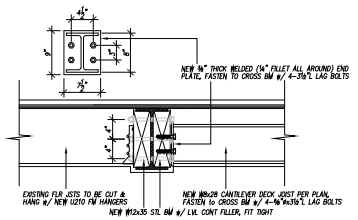
LICENSED PROFESSIONAL ENGINEER CHRISTIAN K. LEE C62330 RENEWS 08.30.24 CIVIL STATE OF CALIFORNIA

Drawn By: CKL

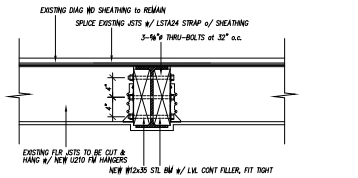
CLA Job No: 2021 - 271

Sheet: **S2.0**

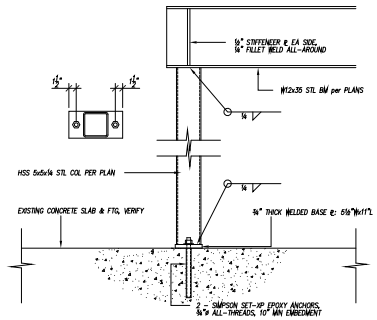
Christian Lee



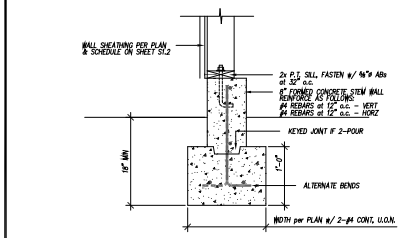
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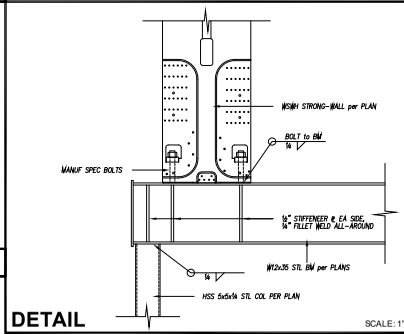
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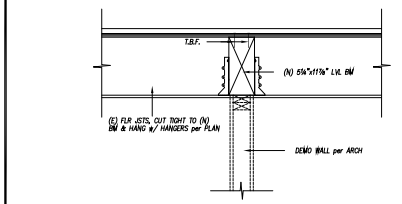
DETAIL SCALE: 1" = 1'-0" **14**



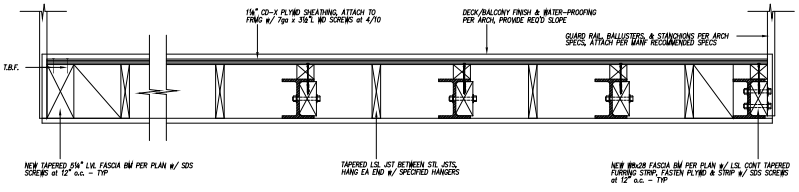
DETAIL SCALE: 1" = 1'-0" **12**



DETAIL SCALE: 1" = 1'-0" **11**



DETAIL SCALE: 1" = 1'-0" **10**



DETAIL SCALE: 1" = 1'-0" **9**

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

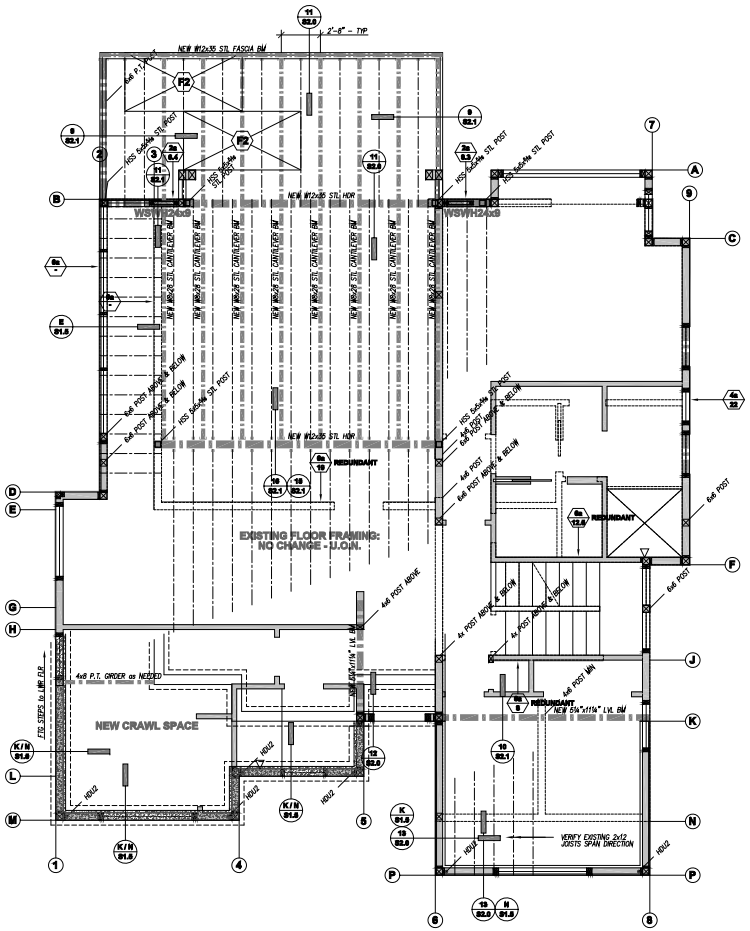
1. INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.2 .

2. ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 2/ S1.2. PLYWOOD TYP. EDGE FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALLOWING THESE ELEMENTS. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.

4. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.

5. PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BCS or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.



HANGER SCHEDULE	
MEMBERS	HANGERS
-	-

CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
ALL POSTS ON SILL	BCO BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

MAIN FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" **1**

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
MAIN FLOOR FRMG PLAN
SPECIFIC DTLS

Project Name
MELANI
Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN
010 242 004 000
Project Description
SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick
Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 93950
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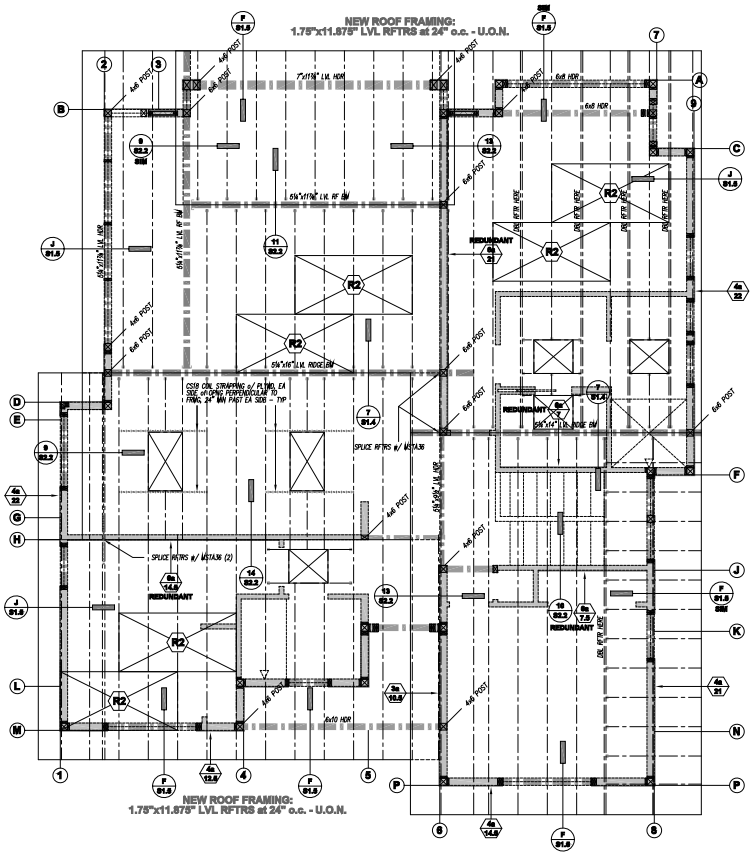
LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K. LEE
C62330
RENEWS 08.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By CKL
CLA Job No 2021 - 271
Sheet
S2.1

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

1. ALL MANUFACTURED LUMBER (GLULAMS, VERSA-LAMS, PARALLAMS, TIMBERSTRANDS, MICROLLAMS, ETC.) SHALL BE MARKED ANSI/APA STANDARD. FIELD INSPECTOR SHALL BE PROVIDED WITH APPROVED 'CERTIFICATION OF INSPECTION'.
2. REFER TO HEADER/ FRAMING SHEDULE ON SHEET S1.1 FOR ALL HEADERS NOT SPECIFIED ON PLANS.
3. ALL NEW EXTERIOR/PERIMETER WALL SHALL BE SHEATHED 8d MIN. (1/2" CD-X OR OSB w/ 8d at 4/10). FOR ALL DESIGNATED WALLS, REFER TO SHEATHING SCHEDULE ON SHEET S1.2 FOR SPECIFICATIONS.
4. ALL NEW EXTERIOR/PERIMETER STRUCTURAL STUDS SHALL BE 2x6 MIN. UP TO 8'-0"H, 2x8 MIN. FOR 10'H or TALLER WALLS (ARCHITECTURAL WALL WIDTH SHALL GOVERN UNLESS SPECIFICALLY CALLED OUT ON THE STRUCTURAL PLANS) AND SPACED at 16" o.c., U.O.N.
5. ALL INDICATED POSTS OCCUR BELOW THE FRAMING, U.O.N. AND SHALL BE BE ATTACHED TO HEADERS/ BEAMS WITH AC or BC CAPS, MIN. UNLESS SPECIFIED OTHERWISE ON THE STRUCTURAL PLANS or SCHEDULES.

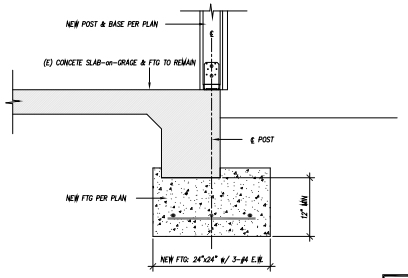


HANGER SCHEDULE	
MEMBERS	HANGERS
2x RAFTERS	LUS FM or LRUZ FM
2x CLNG JSTS	LUS FM
4x RFTRS/RIDGE/HDRS	LUS FM
4x VALLEYS	FLUSH CUT, 2-⅝"x8"L LAG BOLTS
6x BMS	HUCQ FM

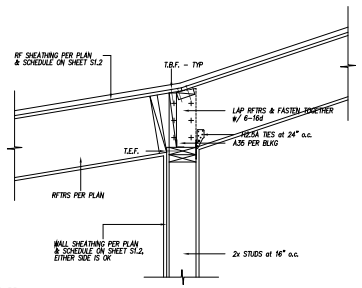
CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
POST & 6x BEAM	ECCQ or CCQ CAP & BC/BCD BASE
POST & 4x BEAM	EPC or BC CAP & BC/BCD BASE

ROOF - CEILING FRAMING PLAN SCALE: 1/4" = 1'-0" 1

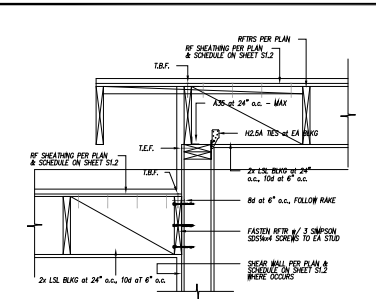
DETAIL SCALE: 1" = 1'-0" 16



DETAIL SCALE: 1" = 1'-0" 15

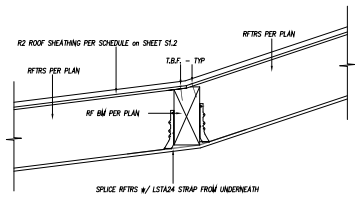


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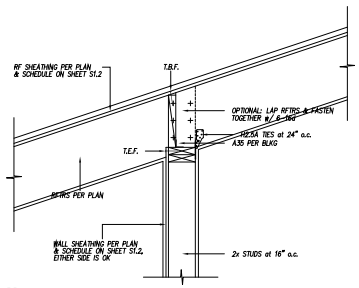


DETAIL SCALE: 1" = 1'-0" 13

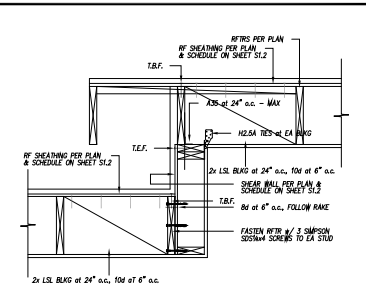
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DETAIL SCALE: 1" = 1'-0" 11



DETAIL SCALE: 1" = 1'-0" 10



DETAIL SCALE: 1" = 1'-0" 9

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021
RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
ROOF - CLNG FRAMING PLAN
SPECIFIC DTLS

Project Name
MELANI
Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN
010 242 024 000
Project Description
SFD: Addition/Remodel

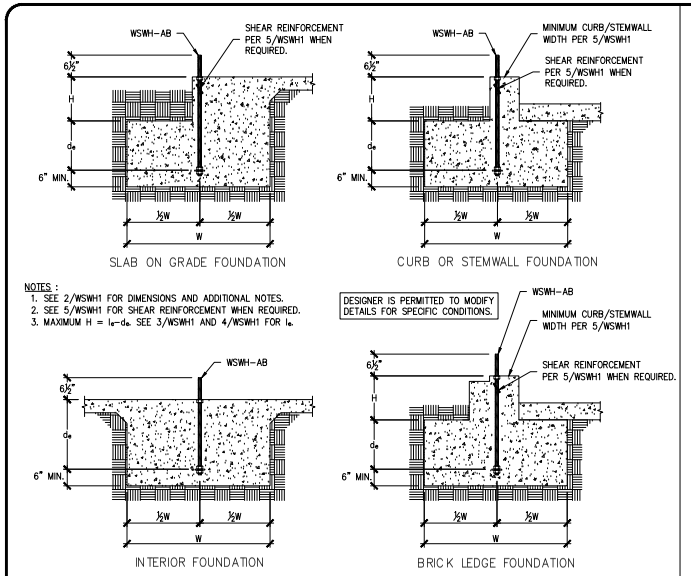
Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick
Architect
C 831.620.5164
aejarch@gmail.com

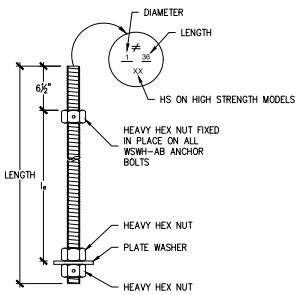
Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 93950
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K. LEE
C62330
RENEWS 08.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By CKL
CLA Job No 2021 - 271
Sheet
S2.2

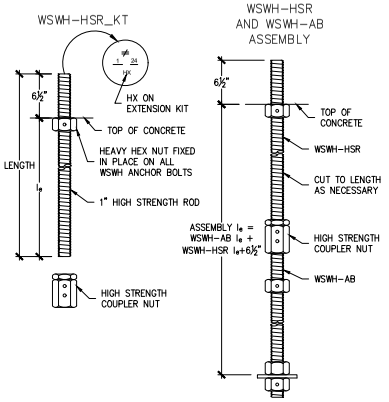


STRONG–WALL® WSWH ANCHORAGE – TYPICAL SECTIONS | 1



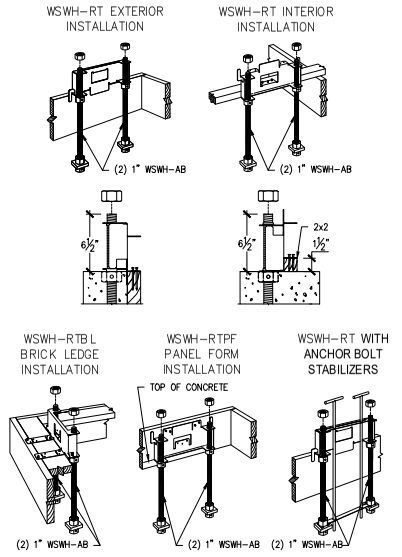
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"

WSWH ANCHOR BOLTS | 3

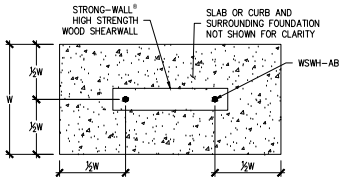


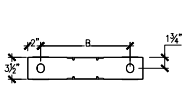
WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17⅜"
	WSWH–HSR1x36KT	1"	36"	29⅜"

WSWH ANCHOR BOLT EXTENSION | 4



WSWH ANCHOR BOLT TEMPLATES | 6





ANCHOR BOLT LAYOUT	
STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL MODEL NO.	DISTANCE FROM CENTER–TO–CENTER OF WSWH–AB, B (in)
WSWH12	8½
WSWH18	14
WSWH24	20

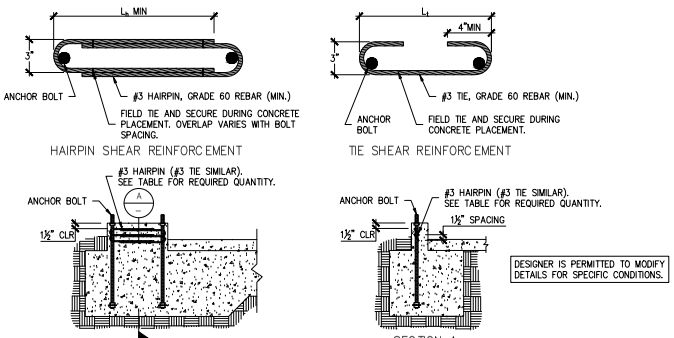
NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3 AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
6. REFER TO 1/WSWH1 FOR d_e.

WSWH ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	33	11
			17,100	35	12
		HIGH STRENGTH	34,100	52	18
			36,800	55	19
	UNCRACKED	STANDARD	15,700	28	10
			17,100	30	10
		HIGH STRENGTH	33,500	45	15
			36,800	48	16
WIND	CRACKED	STANDARD	6,200	16	6
			11,400	24	8
		HIGH STRENGTH	17,100	32	11
			21,100	36	12
			27,300	42	14
			34,100	48	16
			36,800	51	17
	UNCRACKED	STANDARD	6,400	14	6
			12,500	22	8
		HIGH STRENGTH	17,100	28	10
			22,900	33	11
			26,400	36	12
			34,200	42	14
			36,800	44	15

WSWH ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	31	11
			17,100	33	11
		HIGH STRENGTH	33,900	49	17
			36,800	52	18
	UNCRACKED	STANDARD	16,300	27	9
			17,100	28	10
		HIGH STRENGTH	34,000	43	15
			36,800	46	16
WIND	CRACKED	STANDARD	5,600	14	6
			10,200	21	7
		HIGH STRENGTH	17,100	30	10
			20,000	33	11
			26,500	39	13
			33,600	45	15
			36,800	48	16
	UNCRACKED	STANDARD	6,200	13	6
			12,800	21	7
		HIGH STRENGTH	17,100	26	9
			21,800	30	10
			28,900	36	12
			33,100	39	13
			36,800	42	14

WSWH ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE					
DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT		
			ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	16,000	27	9
			17,100	29	10
		HIGH STRENGTH	34,700	44	15
			36,800	46	16
	UNCRACKED	STANDARD	15,700	23	8
			17,100	25	9
		HIGH STRENGTH	33,900	38	13
			36,800	40	14
WIND	CRACKED	STANDARD	6,800	14	6
			11,600	20	7
		HIGH STRENGTH	17,100	26	9
			21,400	30	10
			28,400	36	12
			32,400	39	13
			36,800	43	15
	UNCRACKED	STANDARD	6,800	12	6
			12,400	18	6
		HIGH STRENGTH	17,100	23	8
			22,800	27	9
			26,700	30	10
			30,700	33	11
			36,800	37	13

STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



STRONG–WALL® HIGH STRENGTH WOOD SHEARWALL SHEAR ANCHORAGE							
MODEL	SEISMIC[3]			WIND[4]			
	L_t OR L_e (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	SHEAR REINFORCEMENT	MIN. CURB/ STEMWALL WIDTH (in.)	ASD ALLOWABLE SHEAR LOAD, V (lb.)	
						UNCRACKED	CRACKED
WSWH12	10¼	(1) #3 TIE	6	SEE NOTE 7	6	1,080	770
WSWH18	15	(2) #3 HAIRPINS[5,6]	6	(1) #3 HAIRPIN	6	HAIRPIN REINF. ACHIEVES MAX. ALLOW SHEAR LOAD OF THE WSWH	
WSWH24	19	(2) #3 HAIRPINS[5]	6	(2) #3 HAIRPINS[5]	6		

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–19, ACI 318–11 AND ACI 318–14 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3, ACI 318–14, SECTION 17.2.3.5.3
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
6. USE (1) #3 HAIRPIN FOR WSWH18 WHEN STANDARD STRENGTH ANCHOR IS USED.
7. USE (1) #3 TIE FOR WSWH12 WHEN PANEL DESIGN SHEAR FORCE EXCEEDS TABULATED ANCHORAGE ALLOWABLE SHEAR LOAD.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

NO.	DATE	REVISIONS
0	02-26-2021	FIRST RELEASE - 2018 IBC
1	03-15-2021	2021 IBC REVISIONS

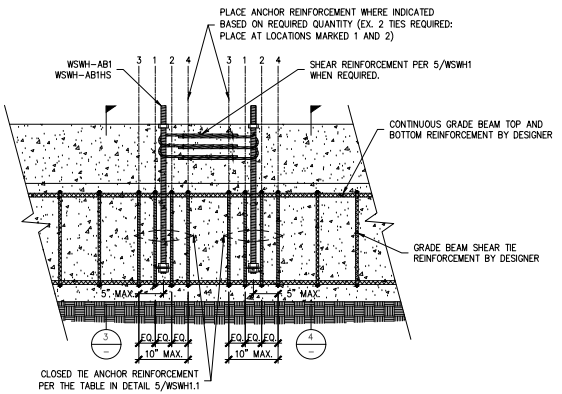
SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999–5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

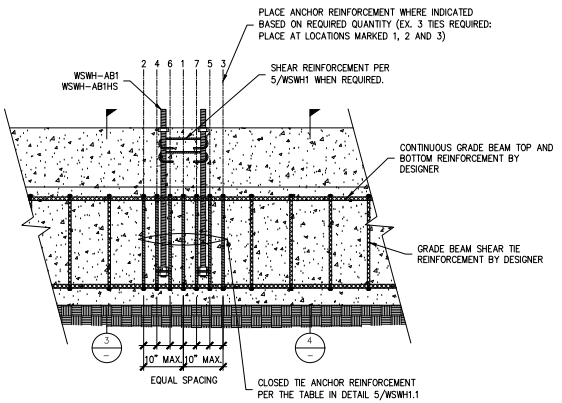
STRONG-WALL® WSWH
ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

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DATE 03-26-2021
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CHECKED
SHEET WSWH1
SHEETS
JOB NO.

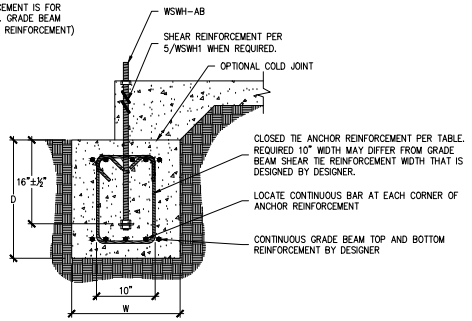


GRADE BEAM ELEVATION AT 18" AND 24" WALL MODELS | 1



GRADE BEAM ELEVATION AT 12" WALL MODEL | 2

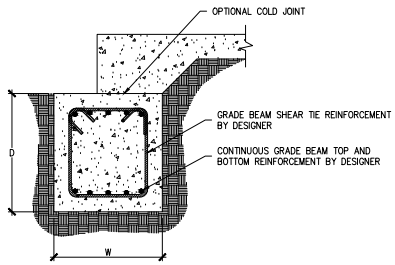
NOTES :
ANCHOR REINFORCEMENT IS FOR ANCHORAGE ONLY. GRADE BEAM DESIGN (SIZE AND REINFORCEMENT) BY DESIGNER.



ANCHOR REIN. NOTE :
MINIMUM DISTANCES FROM THE ANCHOR BOLT PLATE WASHER TO TOP AND BOTTOM OF CLOSED TIE REINFORCEMENT ARE 13" AND 5" RESPECTIVELY.

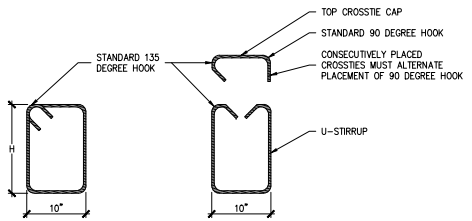
DIMENSIONING NOTES :
D: DEPTH BY DESIGNER (24" MIN.)
W: WIDTH BY DESIGNER (18" MIN.)

GRADE BEAM SECTION AT ANCHOR REINFORCEMENT | 3



DIMENSIONING NOTES :
D: DEPTH BY DESIGNER (24" MIN.)
W: WIDTH BY DESIGNER (18" MIN.)

GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT | 4



DIMENSIONING NOTES :
H: HEIGHT OF ANCHOR REINFORCEMENT ASSEMBLY BY DESIGNER, SEE DETAIL 3/WSWH1.1 FOR MINIMUM REQUIREMENTS

CLOSED TIE ANCHOR REINFORCEMENT | 6

WSWH GRADE BEAM ANCHOR REINFORCEMENT

HIGH STRENGTH STRONG-WALL® WOOD SHEARWALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[3,8,9]		AMPLIFIED LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.)[1,3,6,7]	
			STANDARD STRENGTH WSWH-AB1	HIGH STRENGTH (HS) WSWH-AB1HS	STANDARD STRENGTH WSWH-AB1	HIGH STRENGTH (HS) WSWH-AB1HS
12" MODEL	WSWH-AB1 WSWH-AB1HS	1	3-#4 CLOSED TIES PER (2)	7-#4 CLOSED TIES PER (2)	29,500	31,300
18" MODEL			2-#4 CLOSED TIES PER (1)	4-#4 CLOSED TIES PER (1)	48,000	72,900
24" MODEL					67,100	103,500

NOTE :
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-19 SECTION 17.5.2.1, ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9. FULL-SCALE TESTING WAS USED TO VALIDATE ANCHOR REINFORCEMENT CONFIGURATION AND PLACEMENT.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'_c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE DESIGNER FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM AMPLIFIED LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-19 SECTION 17.10.5.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED WSWH LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC: (ASD DESIGN DEMAND SHEAR/0.7) x Ω_0 x WSWH WALL HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C: (ASD DESIGN DEMAND SHEAR/0.6) x WSWH WALL HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAIL 6/WSWH1.1.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" WALL MODEL AND PER ANCHOR FOR THE 18" AND 24" MODELS.

WSWH-AB ANCHOR GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS | 5

NO.	DATE	REVISIONS
0	10-12-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com

SIMPSON Strong-Tie THERE IS NO EQUAL

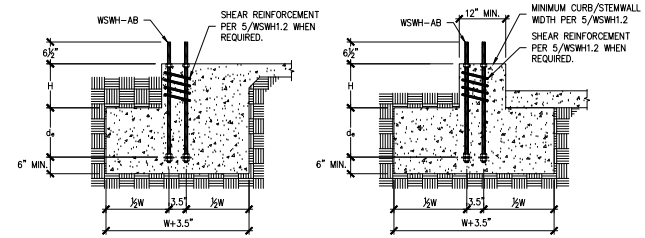
STRONG-WALL® WSWH

ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	AS N.T.S.
CHECKED	
SHEET	WSWH1.1
SHEETS	
JOB NO.	

Attachment 9

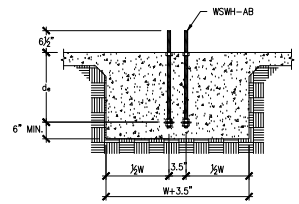


SLAB ON GRADE FOUNDATION

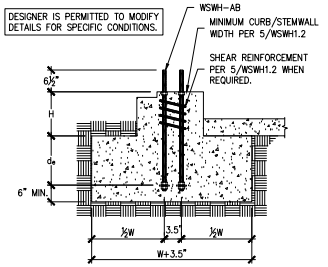
CURB OR STEMWALL FOUNDATION

NOTES :
1. SEE 2/WSWH1.2 FOR DIMENSIONS AND ADDITIONAL NOTES.
2. SEE 5/WSWH1.2 FOR SHEAR REINFORCEMENT WHEN REQUIRED.
3. MAXIMUM H = l_e–d_e. SEE 3/WSWH1.2 AND 4/WSWH1.2 FOR l_e.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

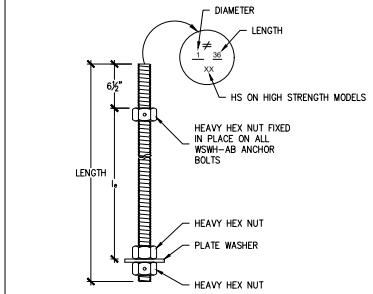


INTERIOR FOUNDATION



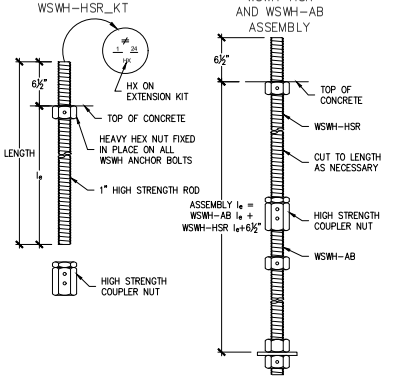
BRICK LEDGE FOUNDATION

STRONG–WALL® WSWH BACK–TO–BACK ANCHORAGE – TYPICAL SECTIONS | 1



WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–AB1x24	1"	24"	15½"
	WSWH–AB1x24HS	1"	24"	15½"
	WSWH–AB1x30	1"	30"	21½"
	WSWH–AB1x30HS	1"	30"	21½"
	WSWH–AB1x36	1"	36"	27½"
	WSWH–AB1x36HS	1"	36"	27½"

WSWH BACK–TO–BACK ANCHOR BOLTS | 3

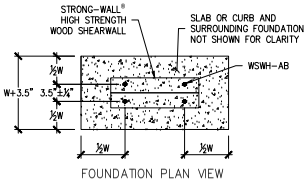


WSWH PANEL MODEL	MODEL NO.	DIAMETER	LENGTH	l_e
WSWH12, WSWH18 AND WSWH24	WSWH–HSR1x24KT	1"	24"	17½"
	WSWH–HSR1x36KT	1"	36"	29½"

WSWH BACK–TO–BACK ANCHOR BOLT EXTENSION | 4

TBD

WSWH BACK–TO–BACK ANCHOR BOLT TEMPLATES | 6



FOUNDATION PLAN VIEW

NOTES :
1. ANCHORAGE DESIGNS CONFORM TO ACI 318–11 APPENDIX D, ACI 318–14 CHAPTER 17 AND ACI 318–19 CHAPTER 17 WITH NO SUPPLEMENTARY REINFORCEMENT FOR CRACKED OR UNCRACKED CONCRETE AS NOTED.
2. ANCHOR STRENGTH INDICATES REQUIRED GRADE OF WSWH–AB ANCHOR BOLT. STANDARD (ASTM F1554 GRADE 36) OR HIGH STRENGTH (HS) (ASTM A193 GRADE B7).
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C–F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC ANCHORAGE DESIGNS CONFORM TO ACI 318–11 SECTION D.3.3.4.3, ACI 318–14 SECTION 17.2.3.4.3, AND ACI 318–19 SECTION 17.10.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C.
5. SOLUTIONS ASSUME THAT BACK–TO–BACK PANEL ARE IN CONTACT WITH EACH OTHER.
6. FOUNDATION DIMENSIONS ARE FOR ANCHORAGE ONLY. FOUNDATION DESIGN (SIZE AND REINFORCEMENT) BY OTHERS. THE DESIGNER MAY SPECIFY ALTERNATE EMBEDMENT, FOOTING SIZE OR ANCHOR BOLT.
7. REFER TO 1/WSWH1.2 FOR d_e.

WSWH BACK–TO–BACK ANCHORAGE SOLUTIONS FOR 2500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	34,200	50	17
		HIGH STRENGTH	73,600	90	30
	UNCRACKED	STANDARD	34,200	44	15
		HIGH STRENGTH	73,600	71	24
WIND	CRACKED	STANDARD	8,800	18	6
			23,200	36	12
			34,200	46	16
		HIGH STRENGTH	44,200	54	18
			52,400	60	20
			61,100	66	22
			73,600	75	25
	UNCRACKED	STANDARD	11,100	18	6
			22,200	30	10
			34,200	40	14
		HIGH STRENGTH	45,800	48	16
			55,500	56	18
			65,500	60	20
			73,600	65	22

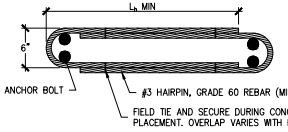
WSWH BACK–TO–BACK ANCHORAGE SOLUTIONS FOR 3000 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	34,200	48	16
		HIGH STRENGTH	73,600	76	26
	UNCRACKED	STANDARD	34,200	42	14
		HIGH STRENGTH	73,600	67	23
WIND	CRACKED	STANDARD	9700	18	6
			19,500	30	10
			34,200	44	15
		HIGH STRENGTH	48,500	54	18
			57,400	60	20
			66,900	66	22
			73,600	70	24
	UNCRACKED	STANDARD	12,100	18	6
			24,400	30	10
			34,200	38	13
		HIGH STRENGTH	45,200	45	15
			60,600	54	18
			71,800	60	20
			73,600	61	21

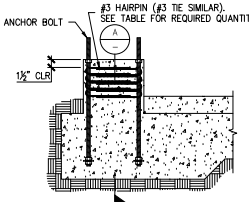
WSWH BACK–TO–BACK ANCHORAGE SOLUTIONS FOR 4500 PSI CONCRETE

DESIGN CRITERIA	CONCRETE CONDITION	ANCHOR STRENGTH	WSWH–AB1 ANCHOR BOLT ASD ALLOWABLE UPLIFT (lbs)	W (in)	d_e (in)
SEISMIC	CRACKED	STANDARD	34,200	42	14
		HIGH STRENGTH	73,600	68	23
	UNCRACKED	STANDARD	34,200	37	13
		HIGH STRENGTH	73,600	59	20
WIND	CRACKED	STANDARD	11,900	18	6
			23,900	30	10
			34,200	39	13
		HIGH STRENGTH	39,700	42	14
			49,100	48	16
			64,700	57	19
			73,600	62	21
	UNCRACKED	STANDARD	14,800	18	6
			25,800	27	9
			34,200	34	12
		HIGH STRENGTH	44,100	39	13
			55,400	45	15
			67,700	51	17
			73,600	54	18

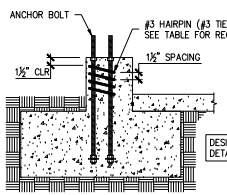
STRONG–WALL® WSWH BACK–TO–BACK TENSION ANCHORAGE SCHEDULE 2,500, 3,000 AND 4,500 PSI | 2



HAIRPIN SHEAR REINFORCEMENT



HAIRPIN INSTALLATION
(GARAGE CURB SHOWN. OTHER FOOTING TYPES SIMILAR.)



SECTION A

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STRONG–WALL® WSWH BACK–TO–BACK SHEAR ANCHORAGE

MODEL	SEISMIC[3] L_h (in.)	SEISMIC[3] SHEAR REINFORCEMENT	SEISMIC[3] MIN. CURB/STEMWALL WIDTH (in.)	WIND[4] SHEAR REINFORCEMENT	WIND[4] MIN. CURB/STEMWALL WIDTH (in.)
(2) WSWH12	10¼	(1) #3 HAIRPIN	12	(1) #3 HAIRPIN	12
(2) WSWH18	15	(3) #3 HAIRPINS[6,7]	12	(2) #3 HAIRPINS	12
(2) WSWH24	19	(4) #3 HAIRPINS[6,7]	12	(3) #3 HAIRPINS[6]	12

NOTES :
1. SHEAR ANCHORAGE DESIGNS CONFORM TO ACI 318–11, ACI 318–14 AND ACI 318–19 AND ASSUME MINIMUM 2,500 PSI CONCRETE.
2. SHEAR REINFORCEMENT IS NOT REQUIRED FOR INTERIOR FOUNDATION APPLICATIONS (PANEL INSTALLED AWAY FROM EDGE OF CONCRETE), OR BRACED WALL PANEL APPLICATIONS.
3. SEISMIC INDICATES SEISMIC DESIGN CATEGORY C THROUGH F. DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C MAY USE WIND ANCHORAGE SOLUTIONS. SEISMIC SHEAR REINFORCEMENT DESIGNS CONFORM TO ACI 318–19, SECTION 17.10.6.3 AND ACI 318–14, SECTION 17.2.3.5.3.
4. WIND INCLUDES SEISMIC DESIGN CATEGORY A AND B.
5. HIGH STRENGTH ANCHORAGE IS ASSUMED IN TABLE.
6. ADDITIONAL TIES MAY BE REQUIRED AT GARAGE CURB OR STEMWALL INSTALLATIONS BELOW ANCHOR REINFORCEMENT PER DESIGNER.
7. USE (2) #3 HAIRPINS FOR WSWH18 AND WSWH24 WHEN STANDARD STRENGTH ANCHORAGE IS USED.
8. #4 GRADE 40 SHEAR REINFORCEMENT MAY BE SUBSTITUTED FOR WSWH SHEAR ANCHORAGE SOLUTIONS.
9. CONCRETE EDGE DISTANCE FOR ANCHORS MUST COMPLY WITH ACI 318–19 SECTION 17.9.2, ACI 318–14 SECTION 17.7.2 AND ACI 318–11 SECTION D.8.2.
10. THE DESIGNER MAY SPECIFY ALTERNATE SHEAR ANCHORAGE.

STRONG–WALL® WSWH BACK–TO–BACK SHEAR ANCHORAGE SCHEDULE AND DETAILS | 5

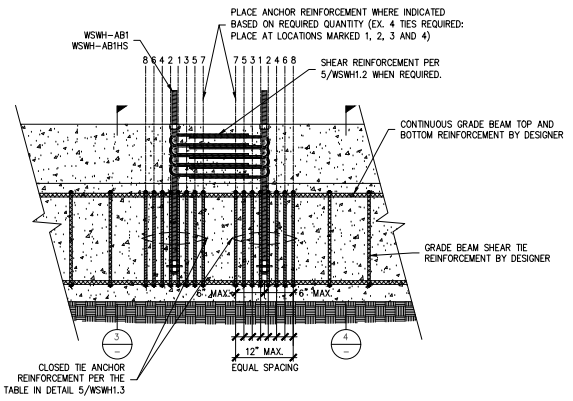
NO.	DATE	REVISIONS
0	10-12-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
5956 W. Las Positas Blvd.
Pleasanton, CA 94588
Tel: (800) 999-5099
Website: www.strongtie.com
THERE IS NO EQUAL

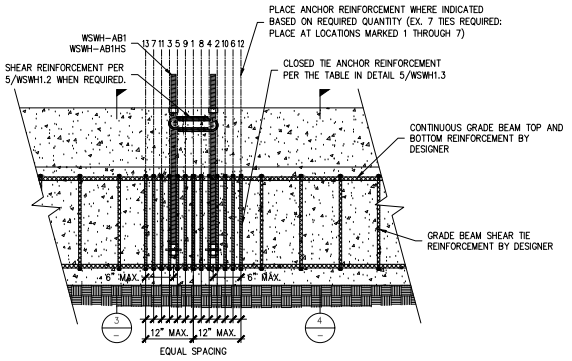
STRONG-WALL® WSWH
BACK-TO-BACK ANCHORAGE DETAILS
ENGINEERED DESIGNS

NAME
DATE 03-16-2021
SCALE N.T.S.
CHECKED
SHEET WSWH1.2
SHEETS
JOB NO.

Attachment 9

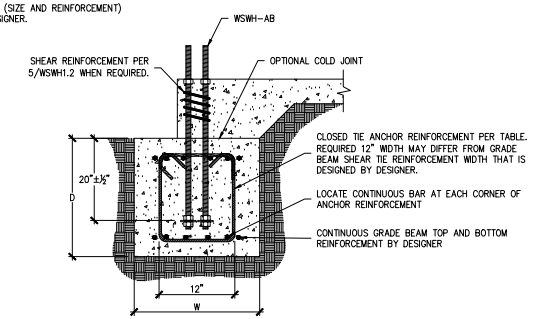


BACK-TO-BACK GRADE BEAM ELEVATION AT 18" AND 24" WALL MODELS | 1



BACK-TO-BACK GRADE BEAM ELEVATION AT 12" WALL MODEL | 2

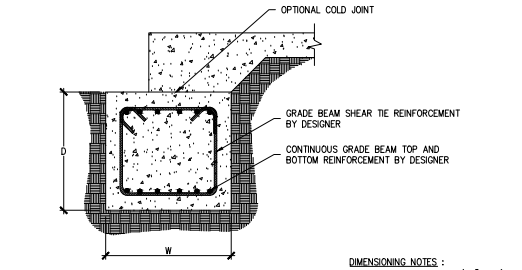
NOTES :
ANCHOR REINFORCEMENT IS FOR ANCHORAGE ONLY. GRADE BEAM DESIGN (SIZE AND REINFORCEMENT) BY DESIGNER.



ANCHOR REIN. NOTE :
MINIMUM DISTANCES FROM THE ANCHOR BOLT PLATE WASHER TO TOP AND BOTTOM OF CLOSED TIE REINFORCEMENT ARE 17" AND 7" RESPECTIVELY.

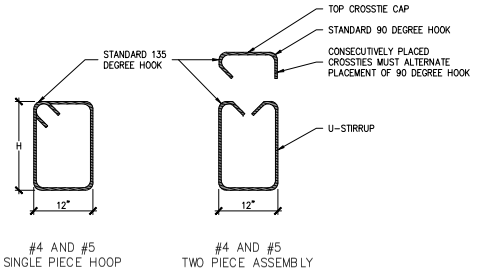
DIMENSIONING NOTES :
D: DEPTH BY DESIGNER (30" MIN.)
W: WIDTH BY DESIGNER (24" MIN.)

BACK-TO-BACK GRADE BEAM SECTION AT ANCHOR REINFORCEMENT | 3



DIMENSIONING NOTES :
D: DEPTH BY DESIGNER (30" MIN.)
W: WIDTH BY DESIGNER (24" MIN.)

BACK-TO-BACK GRADE BEAM SECTION AWAY FROM ANCHOR REINFORCEMENT | 4



DIMENSIONING NOTES :
H: HEIGHT OF ANCHOR REINFORCEMENT ASSEMBLY BY DESIGNER, SEE DETAIL 3/WSWH1.3 FOR MINIMUM REQUIREMENTS

CLOSED TIE ANCHOR REINFORCEMENT | 6

WSWH BACK-TO-BACK GRADE BEAM ANCHOR REINFORCEMENT

HIGH STRENGTH STRONG-WALL® WOOD SHEARWALL WIDTH (in.)	ANCHOR MODEL NO.	ANCHOR DIAMETER (in.)	ANCHOR REINFORCEMENT FOR WIND AND SEISMIC[1,8,9]		AMPLIFIED LRFD APPLIED DESIGN SEISMIC MOMENT (ft.-lbs.)[4,5,6,7]	
			STANDARD STRENGTH WSWH-AB1	HIGH STRENGTH (HS) WSWH-AB1HS	STANDARD STRENGTH WSWH-AB1	HIGH STRENGTH (HS) WSWH-AB1HS
12" MODEL	WSWH-AB1 WSWH-AB1HS	1	7-#4 CLOSED TIES OR 5-#5 CLOSED TIES PER (2)	13-#4 CLOSED TIES OR 11-#5 CLOSED TIES PER (2)	58,900	62,600
18" MODEL			4-#4 CLOSED TIES OR 3-#5 CLOSED TIES PER (1)	8-#4 CLOSED TIES OR 6-#5 CLOSED TIES PER (1)	96,100	145,700
24" MODEL					134,200	207,000

NOTE :
1. ANCHOR REINFORCEMENT CONFORMS TO ACI 318-19 SECTION 17.5.2.1, ACI 318-14 SECTION 17.4.2.9 AND ACI 318-11 SECTION D.5.2.9. FULL-SCALE TESTING WAS USED TO VALIDATE ANCHOR REINFORCEMENT CONFIGURATION AND PLACEMENT.
2. MINIMUM CONCRETE COMPRESSIVE STRENGTH, f'_c = 2500 psi.
3. CLOSED TIE ANCHOR REINFORCEMENT TO BE ASTM A615 GRADE 60 (MIN.) #4 REBAR.
4. GRADE BEAM LONGITUDINAL AND TIE REINFORCEMENT SHALL BE SPECIFIED BY THE DESIGNER FOR FLEXURE AND SHEAR LOADING. DESIGN SHOULD CONSIDER PROJECT SPECIFIC DESIGN LOADS AND ALLOWABLE SOIL PRESSURE.
5. SIMPSON STRONG-TIE RECOMMENDS USING THE TABULATED MINIMUM AMPLIFIED LRFD APPLIED SEISMIC DESIGN MOMENT TO ENSURE GRADE BEAM DESIGN FLEXURE AND SHEAR STRENGTH IS ADEQUATE TO PREVENT PLASTIC HINGE FORMATION UNDER DEMANDS ASSOCIATED WITH ANCHORAGE FORCES CORRESPONDING TO ACI 318-19 SECTION 17.10.5.3, ACI 318-14 SECTION 17.2.3.4.3 AND ACI 318-11 SECTION D.3.3.4.3.
6. DESIGNER MAY USE REDUCED MOMENT DUE TO APPLIED WSWH LATERAL LOAD. MINIMUM MOMENT SHALL BE THE LESSER OF THE TABULATED MOMENT OR THE AMPLIFIED LRFD DESIGN MOMENT FOR SEISMIC: (ASD DESIGN DEMAND SHEAR/0.7) x Ω_0 x WSWH WALL HEIGHT FOR GRADE BEAM DESIGN.
7. MINIMUM GRADE BEAM DESIGN MOMENT FOR WIND AND SEISMIC IN SEISMIC DESIGN CATEGORY A AND B AND DETACHED 1 AND 2 FAMILY DWELLINGS IN SDC C: (ASD DESIGN DEMAND SHEAR/0.6) x WSWH WALL HEIGHT.
8. CLOSED TIE MAY BE SINGLE PIECE HOOP OR TWO PIECE ASSEMBLY WITH A U-STIRRUP WITH STANDARD 135 DEGREE HOOKS AND A TOP CROSS TIE CAP. SEE DETAIL 6/WSWH1.3.
9. SEE DETAILS FOR GRADE BEAM ANCHOR REINFORCEMENT PLACEMENT, INSTALLATION AND SPACING REQUIREMENTS. CLOSED TIE ANCHOR REINFORCEMENT QUANTITY IS PER WALL FOR THE 12" WALL MODEL, AND PER ANCHOR FOR THE 18" AND 24" MODELS.

WSWH-AB ANCHOR BACK-TO-BACK GRADE BEAM REINFORCEMENT AND DESIGN MOMENTS | 5

NO.	DATE	REVISIONS
0	10-12-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

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STRONG-WALL® WSWH

BACK-TO-BACK ALTERNATE ANCHORAGE DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	N.T.S.
DRAWN	
CHECKED	
SHEET	WSWH1.3
SHEETS	1
JOB NO.	

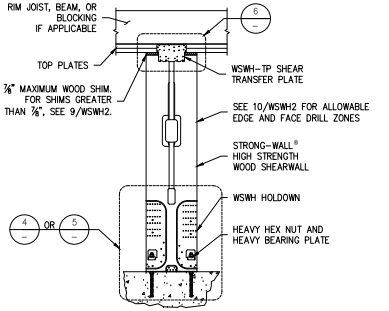
Attachment 9

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MODELS

MODEL NO.	W (in.)	H (in.)	ANCHOR BOLTS QUANTITY	ANCHOR BOLTS DIA. (in.)	TOTAL WALL WEIGHT (lb.)
WSWH12x7	12	84	2	1	105
WSWH18x7	18	84	2	1	155
WSWH12x8	12	96	2	1	120
WSWH18x8	18	96	2	1	175
WSWH24x8	24	96	2	1	225
WSWH12x9	12	108	2	1	130
WSWH18x9	18	108	2	1	195
WSWH24x9	24	108	2	1	250
WSWH12x10	12	120	2	1	145
WSWH18x10	18	120	2	1	210
WSWH24x10	24	120	2	1	275
WSWH12x12	12	144	2	1	165
WSWH18x12	18	144	2	1	245
WSWH24x12	24	144	2	1	325
WSWH18x14	18	168	2	1	285
WSWH24x14	24	168	2	1	370
WSWH24x16	24	192	2	1	420
WSWH18x20	18	240	2	1	390
WSWH24x20	24	240	2	1	520

NOTES :
1. FOR HEIGHTS NOT LISTED, ORDER THE NEXT TALLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74½".
2. ALL PANELS COME WITH PRE-ATTACHED HOLDOWNS, TWO HEAVY HEX NUTS, TWO HEAVY BEARING PLATES, ONE WSWH-TP TOP CONNECTION PLATE WITH REQUIRED FASTENERS AND INSTALLATION INSTRUCTIONS.
3. ALL PANELS ARE 3½" THICK.

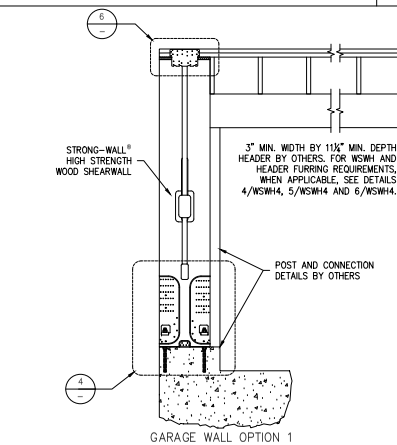
STRONG-WALL® WSWH MODELS 1



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

SINGLE STORY WSWH ON CONCRETE 2



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

WHEN WSWH-PS STRAPS OMITTED, ALLOWABLE SHEAR VALUES FOR STANDARD PANEL APPLY.

GARAGE HEADER ROUGH OPENING HEIGHT

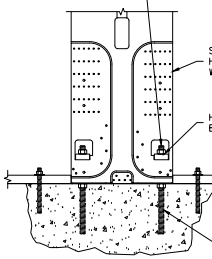
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¾"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

FOR GARAGE WALL OPTION 2, DESIGNER SHALL DESIGN AND DETAIL FOR:
1. SHEAR TRANSFER
2. OUT-OF-PLANE LOADING EFFECT
3. INCREASED OVERTURNING AND DRIFT DUE TO ADDITIONAL HEIGHT

ALTERNATE WSWH GARAGE FRONT OPTIONS 3

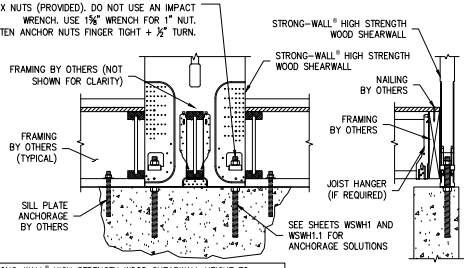
PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅜" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

STANDARD INSTALLATION BASE CONNECTION 4

PLACE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL OVER THE ANCHOR BOLTS AND SECURE WITH HEAVY BEARING PLATES AND HEAVY HEX NUTS (PROVIDED). DO NOT USE AN IMPACT WRENCH. USE 1⅜" WRENCH FOR 1" NUT. TIGHTEN ANCHOR NUTS FINGER TIGHT + ½" TURN.

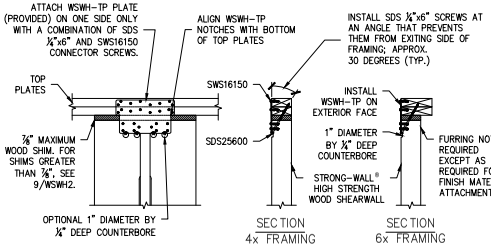


STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL HEIGHT TO INCLUDE THE DEPTH OF THE FLOOR SYSTEM AND SHALL BE INSTALLED DIRECTLY ON THE FOUNDATION. SPECIFY PANEL HEIGHT FROM TOP OF FOUNDATION TO UNDERSIDE OF TOP PLATES OR BEAM.

WOOD FLOOR SYSTEM BASE CONNECTION 5

MODEL NO.	FASTENER QUANTITY SWS16150	FASTENER QUANTITY SDS25600
WSWH-TP12	14	2
WSWH-TP18	26	4
WSWH-TP24	46	8

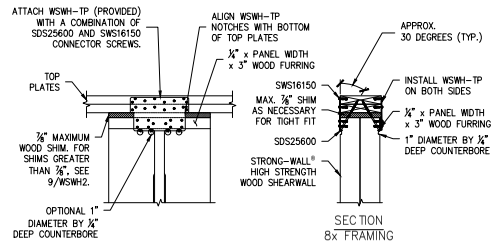
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



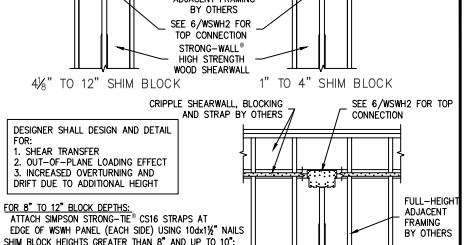
TOP CONNECTION 6

MODEL NO.	FASTENER QUANTITY SWS16150	FASTENER QUANTITY SDS25600
WSWH-TP12	28	4
WSWH-TP18	52	8
WSWH-TP24	92	16

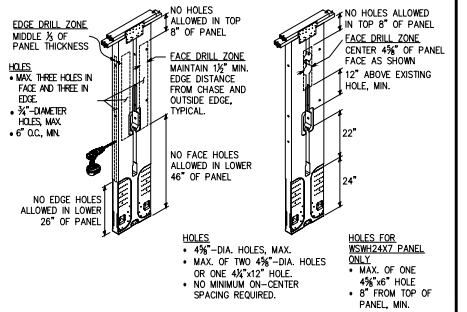
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



BACK-TO-BACK TOP CONNECTION 7



TOP OF WALL HEIGHT ADJUSTMENTS 9

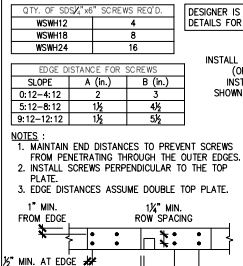


TRIM ZONE AND ALLOWABLE HOLES 10

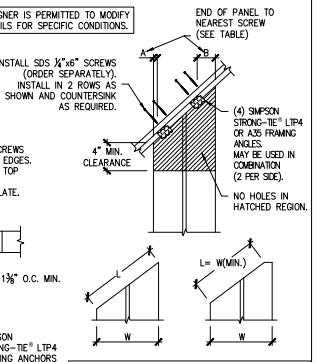
QTY. OF SDS¼"x6" SCREWS REQ'D.	
WSWH12	4
WSWH18	8
WSWH24	16

EDGE DISTANCE FOR SCREWS SLOPE	A (in.)	B (in.)
0:12–4:12	2	3
5:12–8:12	1½	4½
9:12–12:12	1½	5½

NOTES :
1. MAINTAIN END DISTANCES TO PREVENT SCREWS FROM PENETRATING THROUGH THE OUTER EDGES.
2. INSTALL SCREWS PERPENDICULAR TO THE TOP PLATE.
3. EDGE DISTANCES ASSUME DOUBLE TOP PLATE.



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.



INSTALLATION NOTES :
1. ACTUAL CUT LENGTH (L) MUST BE GREATER THAN OR EQUAL TO PANEL WIDTH (W).
2. THIS DETAIL APPLICABLE FOR SLOPES UP TO 12:12.
3. PANELS TALLER THAN 12' MUST BE DESIGNED FOR THE APPLICATION.

RAKE WALL 8

1. STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL IS MANUFACTURED AND TRADEMARKED BY "SIMPSON STRONG-TIE COMPANY INC." HOME OFFICE: 5956 W. LAS POSITAS BLVD., PLEASANTON, CA 94588 TEL: (800) 999-5099, FAX: (925) 847-1597. "SIMPSON STRONG-TIE COMPANY INC." IS AN ISO 9001-2008 REGISTERED COMPANY.
2. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
3. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING THE LOAD PATH TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
4. ENGINEER OF RECORD IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SB SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
6. INSTALLATION OF PRODUCT SHALL BE DONE IN CONFORMANCE TO THESE DRAWINGS. THE PERFORMANCE OF MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE DESIGNER.
7. SIMPSON STRONG-TIE COMPANY INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS, AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
8. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.
9. SEE ICC-ES ESR-2652 OR CITY OF LOS ANGELES RR25730 AS APPLICABLE FOR ADDITIONAL INFORMATION.

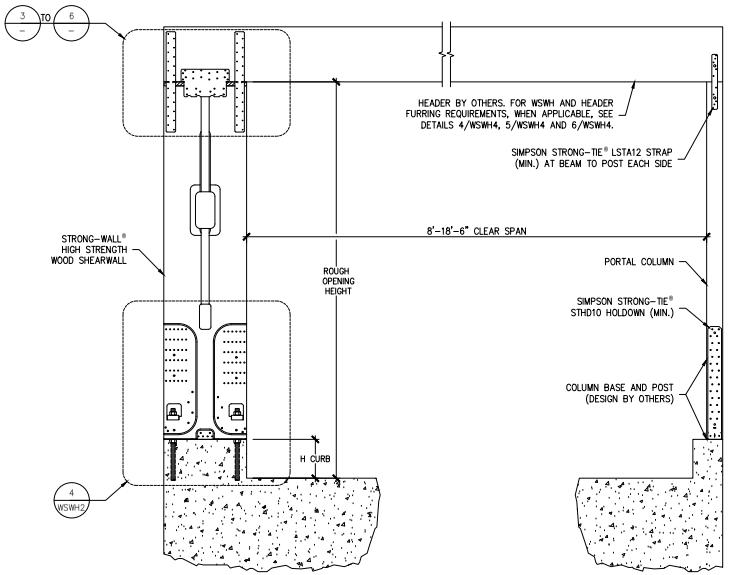
NOTES 11

NO.	DATE	REVISIONS
0	11-20-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
• Pleasanton, CA 94588
• Tel: (800) 999-5099
• Website: www.strongtie.com
THERE IS NO EQUAL

STRONG-WALL® WSWH
FRAMING DETAILS
ENGINEERED DESIGNS

NAME	Technical
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET NO.	WSWH2
JOB NO.	SHEETS



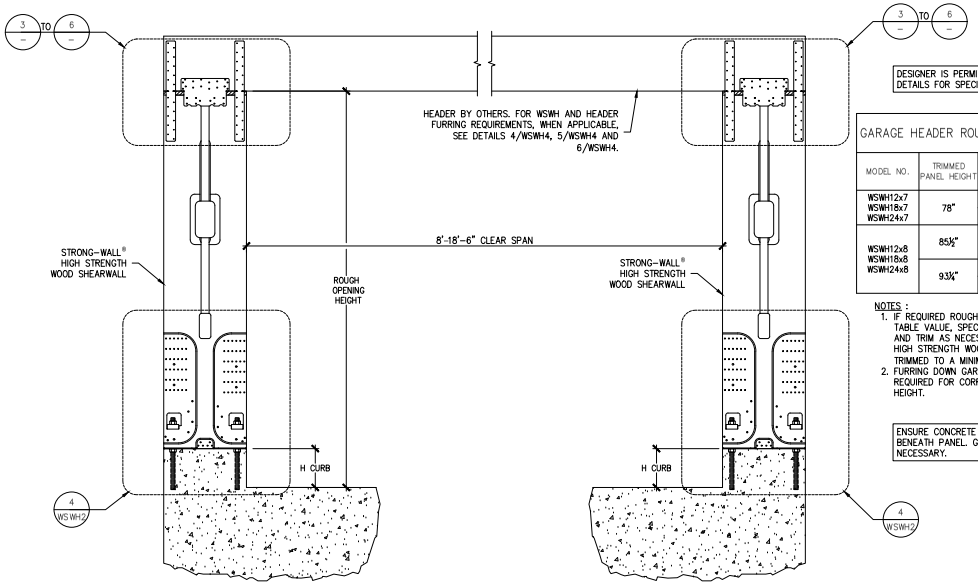
GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¾"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74⅝".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL SINGLE PORTAL ASSEMBLY | 1



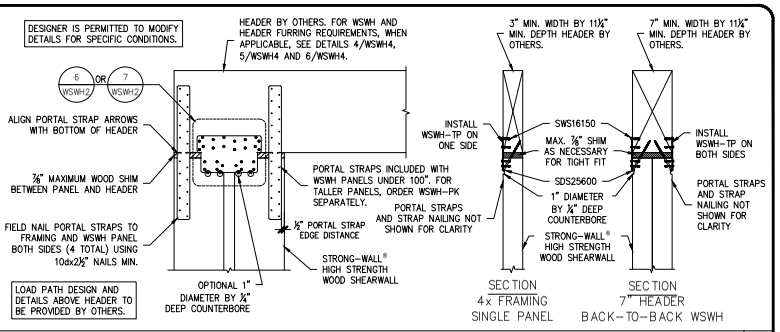
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

GARAGE HEADER ROUGH OPENING HEIGHT			
MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¾"	5½"	8'-2¾"
		6"	8'-3¾"

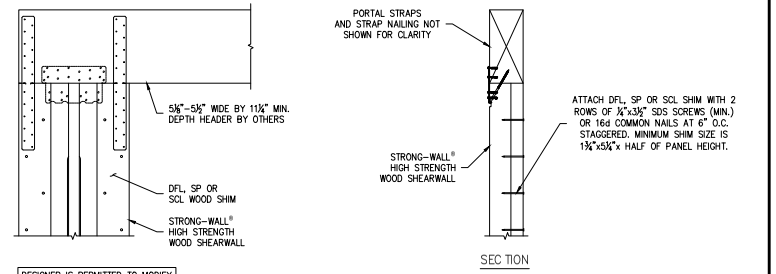
NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 74⅝".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY | 2

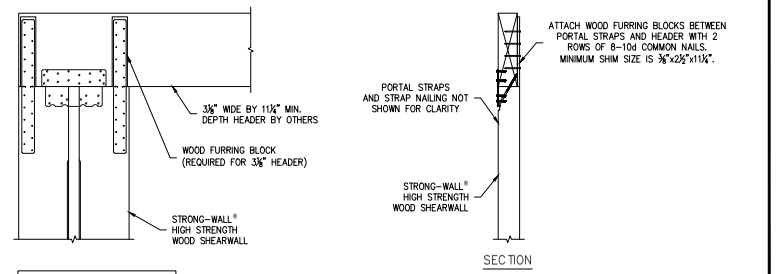


PORTAL TOP CONNECTION | 3



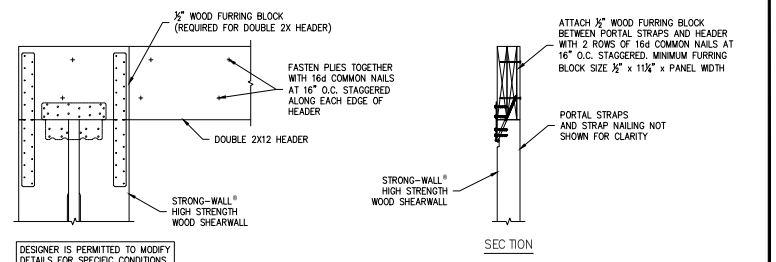
DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 5⅛" TO 5½" HEADER | 4



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR 3⅛" HEADER | 5



DESIGNER IS PERMITTED TO MODIFY DETAILS FOR SPECIFIC CONDITIONS.

FURRING FOR DOUBLE 2X12 HEADERS | 6

NO.	DATE	REVISIONS
0	11-23-2020	FIRST RELEASE - 2018 IBC
1	03-16-2021	2021 IBC REVISIONS

SIMPSON Strong-Tie, Co. Inc.
• 5956 W. Las Positas Blvd.
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SIMPSON Strong-Tie THERE IS NO EQUAL

STRONG-WALL® WSWH
PORTAL SYSTEM
FRAMING DETAILS
ENGINEERED DESIGNS

SIMPSON Strong-Tie THERE IS NO EQUAL

NAME	
DATE	03-16-2021
SCALE	N.T.S.
CHECKED	
SHEET	WSWH4
	SHEETS
JOB NO.	

Attachment 9

RADIANT DESIGN SUMMARY

Project Information
Name: Melani Residence
Project #: 21-150
Location: Carmel-By-The-Sea, CA.
Date: 01/10/22

Project Summary
Load Calculation Method: User Entered (Manual)

Floorplans / Levels:
Total Area: 1,748 ft²

Total Circuit Lengths: 1,844 ft
Total RH Circuits: 10
Total Manifolds: 2
Total Zones: 7
Fluid Type: 100% Water
Total Tubing Volume: 17.69 USG

Total Heating Load: 27,883 Btu/hr

Zone Heating Summary

Zone #	Gross Area	Construction	Heating Types	RH¹ Circuits	Total Tubing	Manifolds	Flowrate	Head Loss (Circuit Only)	RH Load²	Supplemental	Zone Load³
Zone 1	216	Roth Panel	RH	1	222	1	0.39	1.6	2,948	0	2,948
Zone 2	165	Roth Panel	RH	2	177	1	0.49	0.5	3,638	0	3,638
Zone 3	600	Eco-Warm	RH	3	618	1	1.35	1.8	10,080	0	10,080
Zone 4	219	Eco-Warm	RH	1	225	1	0.37	1.4	2,759	0	2,759
Zone 5	107	Mortar	RH	1	149	1	0.21	0.4	1,573	0	1,573
Zone 6	191	Eco-Warm	RH	1	197	1	0.43	1.6	3,209	0	3,209
Zone 7	250	Eco-Warm	RH	1	256	1	0.49	2.7	3,675	0	3,675

Loop Heating Summary (By Construction Type)

Roth Panel

Zone #	Room Name	Heating Type	Floor Area	Heated Area	Manifold #	Tube Size	RH Circuits¹	Tube Spacing	Tubing In Room	Floor Cover RV	Required Temp.	Unit RH Load	RH Load²	Supplemental	Total Load³
Zone 1	1.1 Bedroom 4	RH	216	216	Manifold 1	1/2	1	12	216	0.8	103	13.7	2,948	0	2,948
Zone 2	1.2 Bath 3	RH	60	60	Manifold 1	1/2	1	12	60	0.5	113	22.1	1,323	0	1,323
Zone 2	1.3 Laundry	RH	105	105	Manifold 1	1/2	1	12	105	0.5	113	22.1	2,315	0	2,315

Eco-Warm

Zone #	Room Name	Heating Type	Floor Area	Heated Area	Manifold #	Tube Size	RH Circuits¹	Tube Spacing	Tubing In Room	Floor Cover RV	Required Temp.	Unit RH Load	RH Load²	Supplemental	Total Load³
Zone 3	2.1 Living/ Dining Rm.	RH	200	200	Manifold 2	1/2	1	12	200	0.8	111	16.8	3,360	0	3,360
Zone 3	2.2 Living/ Dining Rm.	RH	200	200	Manifold 2	1/2	1	12	200	0.8	111	16.8	3,360	0	3,360
Zone 3	2.3 Kitchen	RH	200	200	Manifold 2	1/2	1	12	200	0.8	111	16.8	3,360	0	3,360
Zone 4	2.4 Owner's Suite	RH	219	219	Manifold 2	1/2	1	12	219	0.8	103	12.6	2,759	0	2,759
Zone 6	2.6 Bedroom 2	RH	191	191	Manifold 2	1/2	1	12	191	0.8	111	16.8	3,209	0	3,209
Zone 7	2.7 Bedroom 3	RH	250	250	Manifold 2	1/2	1	12	250	0.8	107	14.7	3,675	0	3,675

Mortar

Zone #	Room Name	Heating Type	Floor Area	Heated Area	Manifold #	Tube Size	RH Circuits¹	Tube Spacing	Tubing In Room	Floor Cover RV	Required Temp.	Unit RH Load	RH Load²	Supplemental	Total Load³
Zone 5	2.5 Bath 1	RH	107	107	Manifold 2	1/2	1	9	143	0.5	101	14.7	1,573	0	1,573

Manifold Summary

Manifold Name	# Zones	# Circuits	Flowrate	Head Loss¹	Required Temp.	Supplied Temp.	Temp Drop	Manifold Type	Control Type	# Actuators
Manifold 1	2	3	0.88	2.6	113	113	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	3
Manifold 2	5	7	2.85	3.7	111	113	15	1 1/4" Stainless Steel w / Flow Meters	Circuit	7
Total	7	10	3.73	3.7	113	-	15	-	-	10

HEAT-ENERGY RECOVERY VENTILATORS

MARK	CFM	ESP	HR %	MOTOR HP	MOTOR V/PH	WATTS	MANUFACTURER MODEL	
HRV-1	132	0.4	60	-	120/1	68	ZEHNDER COMFOAIR 350	(1) (2) (3)

(1) CEC IAQ REQUIRED VENTILATION–DO NOT MODIFY
(2) PROVIDE A CONDENSATE DRAIN LINE FOR EACH INDOOR UNIT.
(3) UNIT SHALL BE INSTALLED WITH MERV 13 FILTER.

RADIANT HEATING NOTES

GENERAL INFORMATION

1. The installer of this hydronic system shall be a licensed C-4 contractor. It is the installer's responsibility to assure the system functions properly, safely, and meets all local, state and regional codes.
2. Installer to supply and install all materials shown on this plan and all others needed to complete this hydronic system; Also, provide any incidental work not shown or specified, which can be reasonable inferred as belonging to the work necessary to provide the complete system.
3. This plan does not constitute a complete installation guide for a hydronic system. The installer shall be factory trained, properly licensed and reasonable experienced in the installation of hydronic heating systems. RPA and I=B=R installation procedures and recommendations shall be followed in effecting the installation.
4. Coordinate with General Contractor and the work of all other trades.
5. Work shall comply with requirements of building inspectors and all local, state and federal codes, including 2019 CBC, CMC, CPC, CFC, UL, NEC, and OSHA. Installation of equipment and materials shall comply with manufacturer's installation instructions and industry standards.
6. The Monterey Energy Group Inc. makes no guarantee for any material or components to be installed in this hydronic system. If the current plans are dated over a year old, we recommend the installing contractor to check with Monterey Energy Group or the equipment manufacturers for any product updates.

TUBING INSTALLATION

1. Tube spacing shall not vary by more than 10% from that shown on plans.
2. Tubing shall be pressure tested at 100 psi or to 50 psi greater than the operating pressure, which ever is greater, for 30 minutes prior to and during pouring of concrete. System to be tested with air to insure freeze protection. A 30-40 psi pressure test shall remain during phases of construction. Required test shall be conducted by the owner or contractor in the presence of an authorized inspector. The piping being tested shall remain exposed during the test.
3. Installer is responsible for protecting tubing from freezing during construction and adding antifreeze and corrosion inhibiting fluids upon completion of work.
4. Tubing to be tied or stapled every 3' in straight runs. At the 180-degree turns, staple the tubing at the top of the arc, and once on each side, 12 inches from the top of the arc.
5. Installer to record length of every pipe and photograph completed installation (before concrete).
6. Refer to manufacturer's guidelines for additional installation methods of their products.
7. Tubing for radiant floor heating shall be 1/2" PEX with oxygen diffusion barrier meeting CSA B137•5 certification and listed by ICBO, to ASTM F-876-93 and F-877-93 and listed by NSF to NSF 61.

PLUMBING BETWEEN MANIFOLD AND HEAT SOURCE

1. Type M or L copper tube joined with 95-5 solder shall be used. Pipe in and out of conditioned space shall be insulated to R-4. All ends of pipe shall be reamed. All lines shall be run as direct as possible.
2. Install expansion joints as needed and provide clearance around pipe passing through floors and walls.
3. Cross-linked polyethylene with an integral oxygen diffusion barrier may be used only when specifically approved by the local building department. Pipe sizing on plans is based on I.D.'s of PEX piping.

MANIFOLD INSTALLATION

1. Manifolds to be plumb, level and situated in their final position.
2. Manifolds to be installed at least 18" above finished floor.
3. Manifolds to be installed with air vents and flow balancing valves. Manifolds shall be equipped with a fully sealing ball or gate valve on the supply and return to allow service. Zone valves or Telestats (if used) shall be installed on return side of manifolds. Unless otherwise specified, manifolds shall be brass type.

FLUIDS

1. Hydronic radiant heating systems, open or closed, should be purged and charged with clean water measuring a minimum pH of 7.0.
2. Fill water with high mineral content (hardness) over 8-9 grains (150 ppm) should be presoftened or replaced with de-ionized (D.I.) water.
3. Where approved, combined, open systems shall utilize approved fixtures, fittings and pipe for both the heating system and the domestic potable water and pressure tested to regulatory limitations for each. A control device shall be installed on the radiant portion of the system to ensure periodic circulation to avoid stagnation during the off season.
4. Where applicable, antifreeze shall be of the propylene glycol type. Refer to "Design Summary" for concentrations.
5. No chemical additives shall be used in a combined open system.

RADIANT HEATING NOTES

ECO-WARM INSTALLATION

1. The installer shall refer to the manufacture's guidelines for installation methods of various floor coverings.
2. Custom grooves shall be routed as indicated on plans using a router jig and shall be made using a 5/8" core box router bit.
3. When applicable installation contractor shall coordinate with the plumbing contractor so as to have all plumbing stubbed out 12" above sub-floor prior to installation.
4. Remove all burrs left by custom routing and on angle holes.
5. Holes for routing tubing below sub-floor shall be drilled using a 11/16" bit at the correct location and in the appropriate direction so that the end of the tube can be passed from the groove to the under-floor area in the right direction to lead to the appropriate manifold location or the boiler panel.
6. All grooves shall be inspected and cleaned of any debris prior to tubing installation.
7. Tubing shall be and remain pressurized immediately following installation into the panel diaphragm for the duration of all construction.
8. Tubing for the Eco-Warm system shall be 1/2" PEX-AL-PEX with oxygen diffusion barrier meeting CSA B137•5 certification and listed by ICBO, to ASTM F-876-93 and F-877-93 and listed by NSF to NSF 61.

ROTH PANEL INSTALLATION

1. See Roth Panel installation instructions for proper install. Roth-Panel to be the 1" thick panel for the 1/2" pex tubing system.
2. Tubing for the Roth-Panel system shall be 1/2" PEX-AL-PEX with oxygen diffusion barrier meeting CSA B137•5 certification and listed by ICBO, to ASTM F-876-93 and F-877-93 and listed by NSF to NSF 61.

THIN CONCRETE SYSTEM INSTALLATION

1. Refer to manufactures guidelines for the installation of radiant tubing in gypsum/thin concrete pours. A test shall be conducted to verify adequate drying before application of finished flooring goods.
2. No mechanical tubing joint shall be placed in the pour.
3. Where passing through slab expansion joints, control joints or cold joints, tubing shall be sleeved a min. of 4" on either side or routed below the expansion joint.
4. Tubing shall not be installed closer than 6" from any wall plates, brackets, water closets, cabinets, or other fixtures which may be anchored to the floor with metal fasteners or driven by concrete nails.

DESIGN ASSUMPTIONS

1. 30 degrees F outside design temperatures.
2. R-15 wall insulation. R-5 wall insulation at concrete walls.
3. R-38 ceiling insulation. R-5 rafter insulation.
4. Double pane windows U=0.26.
5. R-19 floor insulation and R-19 in between floor insulation.
6. (7) Setback thermostat's location per Architect or Owner. Installation per guidelines under the Controls section of the "Heat Source Schematic." Per ADA accessibility requirements all buildings with 3 or more apartments – Thermostats shall be located 48" above finished floor.
7. R-value of tile floors not to exceed 0.5. R-value of hardwood floor areas not to exceed 0.8.
8. R-5 insulation between slab and Roth-panel.
9. Air change rate = 0.4.

SHEET INDEX

M0.1 NOTES
M0.2 NOTES
M0.3 ENERGY COMPLIANCE
M0.4 ENERGY COMPLIANCE
M0.5 2019 LOW–RISE RESIDENTIAL MANDATORY MEASURES SUMMARY
M2.1 FIRST FLOOR RADIANT HEATING PLAN
M2.2 SECOND FLOOR RADIANT HEATING PLAN
M2.3 FIRST FLOOR VENTILATION PLAN
M2.4 SECOND FLOOR VENTILATION PLAN
M6.1 PIPING SCHEMATIC
M6.2 DETAILS
M6.3 ECO–WARM INSTALLATION DETAILS

REVISIONS:	BY:

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MELANI RESIDENCE
DARMELO 4SW OF 2ND AVENUE
DARMEL-BY-THE-SEA, CA. 93923

NOTES

DATE: 01/25/2022
SCALE: AS NOTED
DRAWN: MEG
CHECK:
CHECKED:
FILE NAME:
SHEET: M0.1
SHEET OF SHEETS

Planning

THESE PLANS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF MONTEREY ENERGY GROUP. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF MONTEREY ENERGY GROUP. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE RESERVED.

FANS

MARK	LOCATION	CFM	ESP	CFM CONT.	SONES OR TIP SPEED	MOTOR HP	MOTOR V/PH	FAN RPM	MAX AMPS	MAX WATTS	CFM/ WATTS	MANUFACTURER MODEL	COMMENTS
EF-1	BATH	80	0.25"	--	0.4	NA	120/1	1131	0.27	16.1	10.2	PANASONIC FV-05-11VK1	(2) (3) (4)
EF-2	LAUNDRY	50	0.25"	--	0.4	NA	120/1	1131	0.27	16.1	10.2	PANASONIC FV-05-11VK1	(2) (4)
EF-3	MASTER BATH	80	0.25"	--	0.4	NA	120/1	1131	0.27	16.1	10.2	PANASONIC FV-05-11VK1	(2) (3) (4)
EF-4	W/C	50	0.25"	--	0.4	NA	120/1	1131	0.27	16.1	10.2	PANASONIC FV-05-11VK1	(2) (4)
EF-5	BATH 2	80	0.25"	--	0.4	NA	120/1	1131	0.27	16.1	10.2	PANASONIC FV-05-11VK1	(2) (3) (4)

(1) CEC IAQ REQUIRED VENTILATION-DO NOT MODIFY. PROVIDE MULTI SPEED AND TIME DELAY MODULE

(2) PROVIDE OPTIONAL LUTRON OCCUPANCY SENSOR MODEL # MS-OPS5AM, OR EQUAL PER ARCH, AND LED NIGHT LIGHT & MOTION SENSOR MODULE

(3) PROVIDE CONDENSATION SENSOR MODULE TO SATISFY HUMIDISTAT CONTROL PER 2019 CAL GREEN CODE SECTION 4.506

(4) FAN SHALL BE ENERGY STAR RATED AND HAVE BUILT IN BACKDRAFT DAMPER

(5) WITH FACTORY LINT TRAP KIT. WIRE PER INSTALLATION GUIDELINES WITH DRYER CIRCUIT, PROVIDE ACCESS.

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AL	ACOUSTICAL LINING
ALD	AUTOMATIC LOUVER DAMPER
BDD	BACKDRAFT DAMPER
BI	BLACK IRON
BRD	BAROMETRIC RELIEF DAMPER (PRESSURE REGULATING DAMPER)
CAV	CONSTANT AIR VOLUME
CC	COOLING COIL
CD	CEILING DIFFUSER
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CR(G)	CEILING REGISTER OR GRILLE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMPERATURE
EAT	ENTERING AIR TEMPERATURE
EJ	EXPANSION JOINT
EXH	EXHAUST
EWT	ENTERING WATER TEMPERATURE
FAI	FRESH AIR INTAKE
FC	FLEXIBLE CONNECTION
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FPM	FEET PER MINUTE
H	HUMIDIFIER
HC	HEATING COIL
HRC	HEAT RECOVERY COIL
HRV	HEATING RECOVERY AND VENTILATING UNIT
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX	HEAT EXCHANGER
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
M	MOTOR
MLWS	METAL LOUVER WITH WIRE MESH SCREEN
MO	MASONRY OR WALL OPENING
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NK	NECK SIZE
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OAI	OUTSIDE AIR INTAKE
OBD	OPPOSED BLADE DAMPER
P	PUMP
PC	PUMPED CONDENSATE
PHC	PRE HEAT COIL
PRV	PRESSURE REDUCING VALVE
RA	RETURN AIR
RHC	REHEAT COIL
SA	SUPPLY AIR
SD	SMOKE DAMPER
SF	SQUARE FEET
ST	SOUND TRAP
S/S	STAINLESS STEEL
TF	TRANSFER FAN
TR(G)	TOP REGISTER OR GRILLE
UC	UNDERCUT DOOR (1")
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
V	VENTILATION
VAV	VARIABLE AIR VOLUME REGULATOR
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VI	VIBRATION ISOLATOR
WB	WET BULB TEMPERATURE
WMS	WIRE MESH SCREEN
WP	WEATHER PROOF
W/SQ.FT	WATTS PER SQUARE FOOT

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DISTRIBUTION MANIFOLD
	HYDRONIC BASEBOARD (SEE HEAT SOURCE SCHEMATIC FOR LENGTH AND HEIGHT)
55	AIR SUPPLY FLOOR/CEILING REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY WALL REGISTER (CFM AS SHOWN ON PLAN)
55	AIR SUPPLY TOE SPACE REGISTER (CFM AS SHOWN ON PLAN)
55	AIR RETURN WALL GRILLE (CFM AS SHOWN ON PLAN)
	TOEKICK FAN COIL UNIT FOR # INDICATED, SEE HEATING EQUIPMENT LEGEND
	AIR EXHAUST IN-LINE FAN
	AIR EXHAUST FAN RECESSED FAN
	DOOR GRILLE OR TRANSFER GRILLE
	THERMOSTAT +60"FF
	NEW DUCT ROUND (SUPPLY)
	NEW DUCT ROUND (RETURN)
	NEW DUCT SQUARE (SUPPLY)
	NEW DUCT SQUARE (RETURN)
	MITERED ELBOW WITH TURNING VANES
	DUCT TRANSITION (ROUND OR SQUARE)
	DUCT TRANSITION (RECTANGULAR TO ROUND)
	MANUAL AIR VOLUME DAMPER

DUCT SYSTEM INSTALLATION

1. Duct Installation shall be in conformance with chapter 6 of the 2019 CMC or as recommended by ACCA manuals D, J, S, SMACNA manuals, and/or the ASHRAE handbook if approved by officials having jurisdiction. Care shall be exercised to seal all joints and seams to prevent air leakage.
2. Where shown on the mechanical plan and if necessary for other locations, provide rectangular duct of equivalent cross sectional area to the round duct shown to clear obstructions. Provide smooth transitions when the duct shape changes.
3. Flexible vibration isolation connectors shall be installed in sheet metal ductwork at the unit in both the supply and air intake; these shall not exceed 10.0 inches in length. Ductwork shall be properly aligned at these connectors without any offset.
4. Metal ductwork shall be installed in a workman-like manner in accordance with acceptable practice given in the ASHRAE handbook or the SMACNA "low pressure duct construction standards" manual. Rigid sheet metal ducts shall be at least the minimum thickness required for their largest dimension and/or the static pressure to which they shall be subjected; they shall be provided with turning vanes or long radius bends both to reduce the pressure loss and to provide a more uniform velocity distribution downstream from the bend. All duct seams and joints shall be airtight and smooth fitting. These shall be sealed with products such as mastic and/or foil-backed tape recommended by the manufacturer for the location where they will be used.
5. Rigid ductwork exposed to view shall be installed in such a manner as to present a neat appearance. The ducts shall be parallel to adjacent architectural surfaces and have as few joints as possible.
6. All metal ducts shall be securely supported, hung, or suspended by metal hangers, straps, or brackets and the support material in contact with the duct, or external insulation, shall not be less than 0.75 inches wide. The hanger spacing for metal duct shall not be more than 10 feet for rectangular duct or 12 feet for round duct. Hangers exposed to view shall be plumb and neat in appearance. All rectangular metal ducts 24 inches or wider and all exterior ducts shall be cross broken or beaded to provide additional support. Ducts shall be insulated with fiberglass duct insulation to provide a minimum duct insulation value of r-6. Wye branches and diffuser boots shall be insulated on their exterior surfaces unless they are exposed to the weather, are exposed to view, or could be damaged during occupancy of the building. Any insulating material used shall meet the appropriate specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
7. Flexible air duct shall be UL listed class 1 air duct made with a polyester interior, a moisture impervious sleeve and insulation having an overall r-value no less than 6. Foil covered duct shall be used in locations where high radiant heat loads may be expected. Performance and assembly shall be in strict accordance with details listed in the flexible ductwork manufacturer's applications manual or the SMACNA "flexible duct performance standards and flexible duct installation standards". Tight fitting mechanical clamps and mastic recommended for the location shall be used to seal all joints. Particular attention shall be taken to avoid kinks, sharp bends, or other such obstructions in the duct. Factory made flexible air ducts shall be installed according to their installation instructions and standards set by the code. Duct work shall use pressure-sensitive tapes, mastics, aerosol sealants or other closure systems meeting applicable UL 181A and B requirements. Drawbands used with flexible ducts shall be either stainless-steel, worm driven hose clamps or UV-resistant nylon duct ties. In addition, drawbands must have a minimum tensile strength rating of 150 pounds an db tightened as recommended by the manufacturer.
8. Flexible air duct shall be supported at the manufacturer's recommended intervals but in no case shall the intervals between hangers exceed 4.0 ft. The hanger material shall be not less than 2.0 inch wide. The maximum permissible sag shall be 0.5 inch per foot of spacing between supports. Collars shall be used to attach flexible duct and shall be a minimum of 2.0 inches in length. Collars shall be inserted into the flexible duct a minimum of 1.0 inch before fastening.
9. Readily accessible balancing or volume control dampers with outside locking devices shall be provided as shown on the mechanical plans and/or as needed to regulate the air flow to each register.
10. Supply and return plenums shall be covered with insulation having a value of r-6 or greater on their internal surfaces. Any insulating material used shall meet the appropriated specifications required by ASTM e-84, c-553; NEPA 90b; and UL 181. Such insulation shall have 100% coverage and be installed in accordance with the manufacturer's instructions.
11. Ductwork shall be installed so that it will not contact the ground.
12. Return air grill may be substituted, as desired, based on equal face area.
13. Boot area shall match grill area in all cases. If necessary, boots should be lined with acoustical lining to reduce noise transmission.
14. Plenum shall be lined with acoustical lining.
15. Flat ducts for wall registers shall be 3-1/4"x14" unless shown on the plans.
16. Termination of all environmental air ducts including direct vent termination kits shall be a minimum of 3 feet from or any openings into the building (i.e., dryers, bath and utility fans, etc., must be 3 feet away from doors, windows, opening skylights or attic vents).
17. Mechanical equipment and duct openings shall be protected during storage and rough installation per 2019 CAL Green section 4.504.1 to reduce the amount of dust or debris which may collect in the system.
18. Heating, ventilating and air conditioning systems (including hydronic systems) shall be balanced in accordance 2019 CMC Section 317.1 using the ACCA Manual B method.

Air for combustion

1. Air quantities shall be based on the 2019 California Mechanical Code. If located in a confined space, that space shall be provided with two permanent openings one within 12 inches of the top and one within 12 inches of the bottom of the enclosure. The openings shall communicate directly, or by ducts with the outdoors. When communication with the outdoors is through vertical ducts, each opening shall have a minimum free area of 1.0 square inch per 4000 btu per hour of total input rating of all equipment in the enclosure. When communication with the outdoors is through horizontal ducts, each opening shall have a minimum free area of 1.0 square inch per 2000 btu per hour of total input rating of all equipment in the enclosure. If approved by the administrative authority having jurisdiction, communication directly through an exterior wall may be considered as a vertical duct.
2. Duct openings shall be screened with metal mesh having openings of 1/4 inch. Provisions shall be made for the reduction in duct area due to the effects of screens, louvers, etc.

Gas lines

1. Piping shall be new, standard weight wrought iron or steel (exterior-only galvanized or black), with malleable iron fittings. Approved PE (poly-ethylene) pipe may be used in exterior buried piping systems.
2. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.
3. Gas lines may not be installed on or under the ground under buildings; they must be at least 6 inches above the ground.
4. Gas lines shall be wrapped with insulation and sleeved where passing through concrete. Piping shall be protected where passing through framing using metal straps designed for the purpose.

MAJOR EQUIPMENT INSTALLATION

1. Installation shall meet all local and national codes pertaining to the installation and operation of plumbing equipment. Unless otherwise required by these standards, the equipment shall be installed in accordance with the equipment manufacturer's recommendations.
2. If "or equal" equipment is to be used, it must meet the performance specifications for the equipment listed, and shall receive prior approval from the mechanical engineer. All requests for substitution shall be furnished with sufficient engineering data to demonstrate that the proposed equipment full meets all the performance levels of the equipment originally specified. The contractor shall be responsible for all costs associated with the engineering for structural, electrical, duct sizing, etc. Caused by any substitution.
3. Units shall be installed to provide the clearance or clearances specified by the manufacturer or required by the authority having jurisdiction.
4. Units shall have suitable support to prevent transmission of objectionable noise or vibration generated by the equipment to the structure. Outdoor, ground mounted, units shall be located on a level, one piece, concrete pad.
5. Provide and install low voltage control wiring in conduit installed by the mechanical or plumbing contractor using methods contained in the electrical specifications. All wiring of line voltage controls to be accomplished by the electrical contractor.
6. Contractors shall co-ordinate with the electrical contractor to ensure that all electrical accessories such as motor starters, control relays, circuit breakers, etc. Required to make a fully functional systems are provided.

REGISTERS

MARK	TYPE	MANUFACTURER MODEL	COMMENTS
CR	CEILING RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
CD	CEILING DIFFUSER	TITUS CT-480 3 26 N 00-000 0	(1)
HSR	HIGH SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
HSS	HIGH SIDE SUPPLY	TITUS CT-480 3 26 N 00-000 0	(1)
TK	TOE KICK	TITUS CT-480 4 26 N 00-000 0	(1)
LSR	LOW SIDE RETURN	TITUS CT-480 3 26 N 00-000 0	(1)
FD	FLOOR DIFFUSER	TITUS CT-480 6 26 N 00-000 H	(1)

(1) PROVIDE MILL FINISH OR CUSTOM PAINT COLOR SPECIFIED BY ARCH.

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REVISIONS:	BY:

MELANI RESIDENCE
DARMELO 45W OF 2ND AVENUE
DARMEL-BY-THE-SEA, CA. 93923

NOTES

DATE: 4/25/2022
SCALE: AS NOTED
DRAWN: MEG
CHECK:
CHECK:
FILE NAME:
SHEET: M0.2
SHEET OF SHEETS

Attachment 9

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 1 of 11)**

Project Name: Melani Residence — **Calculation Date/Time:** 2022-01-21T11:37:48-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 MelaniRes.ribd19x

GENERAL INFORMATION

01	**Project Name**	Melani Residence			
02	**Item Title**	Title 24 Analysis			
03	**Project Location**	Carmel 45W of 2nd Avenue			
04	**City**	Carmel-by-the-Sea	05	**Standards Version**	2019
06	**Zip code**	93921	07	**Software Version**	EnergyPro 8.3
08	**Climate Zone**	3	09	**Front Orientation (deg/ Cardinal)**	90
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	NewConstruction	13	**Number of Bedrooms**	4
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	2
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.27
18	**Total Cond. Floor Area (ft²)**	2456	19	**Glazing Percentage (%)**	28.82%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Is Natural Gas Available?**	No			

COMPLIANCE RESULTS

01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

Registration Number: 222-P0100131166A-000-000-0000000-0000 — Registration Date/Time: 2022-01-24 12:49:46 — HERS Provider: CalCERTS inc.

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Schema Version: rev 20200901

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 2 of 11)**

Project Name: Melani Residence — **Calculation Date/Time:** 2022-01-21T11:37:48-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 MelaniRes.ribd19x

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	**Total[2] (EDR)**	**Efficiency[1] (EDR)**	**Total[2] (EDR)**
Standard Design	55.8	32.5		
Proposed Design	49.5	26.3	6.3	6.2

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 3.24 kWdc
- PV System resized to 3.24 kWdc (a factor of 3.237) to achieve Standard Design PV PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	26.15	16.19	9.96	38.1
Space Cooling	0	0.96	-0.96	
IAQ Ventilation	6.75	6.77	-0.02	-0.3
Water Heating	16.28	12.67	3.61	22.2
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**49.18**	**36.59**	**12.59**	**25.6**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
3.24	NA	Standard	Fixed	none	true	150-270	s/a	n/a	<=7:12	96	98

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CERTIFICATE OF COMPLIANCE — **CF1R-PRF-01E** — **(Page 3 of 11)**

Project Name: Melani Residence — **Calculation Date/Time:** 2022-0-.21T11:37:48-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 Melan Res.ribd19x

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.515152 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 90 SRE and 90 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, push button
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be fieldverified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Fan Efficacy Watts/CFM

Heating System Verifications:
- Verified heat pump rated heating capacity

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed vy duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Melani Residence	2456	1	4	1	0	1

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Project Name: Melani Residence — **Calculation Date/Time:** 2022-0-.21T11:37:48-08:00

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 Melan Res.ribd19x

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
Entire House	Conditioned	Rxaint Floor Heating + A1	2456	11.1	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
FWall	Entire House	R-.5W + R-5	90	Front	505	130.7	90
LWall	Entire House	R-.5W + R-5	180	Left	812	169.3	90
BWall	Entire House	R-.5W + R-5	270	Back	505	222.969	90
RWall	Entire House	R-.5W y R-5	0	Right	100.7	142.2	90
Partition Wall	Entire House>>__Garage__	R-5W + R-51	n/a	n/a	199.5	18.3	n/a
Raised Floor X	Entire House	R-19 Floor No Crawlspace	n/a	n/a	642	n/a	n/a
Raised Floor	Entire House	R-19 Floor Crawlspace	n/a	n/a	623	n/a	n/a
Partition Floor	Entire House	R-19 FLOOR NO CRAWLSPACE1	n/a	n/a	40	n/a	n/a
FWall2	__Garage__	I-0 Wall	90	Front	17.5	0	90
LWall2	__Garage__	I-0 Wall	180	Left	199.5	0	90
BWall2	__Garage__	I-0 Wall	270	Back	17.5	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft²)**	**Skylight Area (ft²)**	**Roof Rse (x in 1!)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**
Roof	Entire House	R-38 Roof + R-5	1	n/a	1871.6	42.6	1	0.1	0.85	No

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
101, 103, 108, A	Window	FWall	Front	90			1	110.7	0.26	NFRC	0.4	NFRC	Bug Screen
I, G, F, E, E, D, D, C	Window	LWall	Left	180			1	169.3	0.26	NFRC	0.4	NFRC	Bug Screen
003	Window	BWall	Back	270	2.78	6.66	0	18.5	0.26	NFRC	0.4	NFRC	Bug Screen
S	Window	BWall	Back	270	3.1	3	1	1.3	0.26	NFRC	0.4	NFRC	Bug Screen
H, J, K	Window	BWall	Back	270			1	80.5	0.26	NFRC	0.4	NFRC	Bug Screen
113	Window	BWall	Back	270	15.66	7.33	0	114.67	0.26	NFRC	0.4	NFRC	Bug Screen
T, U	Window	RWall	Right	0			1	35.9	0.26	NFRC	0.4	NFRC	Bug Screen
I, L M, N, O, P, Q	Window	RWall	Right	0			1	116.3	0.26	NFRC	0.4	NFRC	Bug Screen
Skylight	Skylight	Roof		1	1	1	1	42.6	0.39	NFRC	0.28	NFRC	None

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft²)**	**U-factor**
Door/002	Partition Wall	18.3	0.5

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	**Overhang**					**Left Fin**				**Right Fin**			
	Depth	**Dist Up**	**LeftExtent**	**Right Extent**	**Flap Ht.**	**Depth**	**Top Up**	**Dist L**	**Bot Up**	**Depth**	**Top Up**	**Dist R**	**Bot Up**
003	2	1.4	0	0	0	0	0	0	0	0	0	0	0
S	2	1.4	0	0	0	0	0	0	0	0	0	0	0
113	2	1	0	0	0	0	0	0	0	0	0	0	0

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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area(ft²)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value andDepth**	**Carpeted Fraction**	**Heated**
Slab-on-Grade	Entire House	68.1	91.8	none	0	80%	No
Slab-on-Grade2	__Garage__	405	59.8	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15W + R-5	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / I-5	0.06	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: R-5 Sheathing Exterior Finish: 3 Coat Stucco
R-38 Roof + R-5	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / I-5	0.025	Roofing: Light Roof (Metal Tile) Tile Gap: present Above Deck Insulation: R-5 Sheathing Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-15W + R-51	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / I-5	0.057	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: R-5 Sheathing Other Side Finish: Gypsum Board

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REVISIONS:	BY:

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MELANI RESIDENCE
CARMEL 45W OF 2ND AVENUE
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ENERGY COMPLIANCE

DATE: 4/25/2022
SCALE: AS NOTED
DRAWN: MEG
CHECK:
CHECKED:
FILE NAME:
SHEET: T0.3
SHEET OF SHEETS

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Frmed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-19 Floor No Crawlspace	Exterior Floors	Wood Frmed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.048	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-19 Floor No Crawlspace1	Interior Floors	Wood Frmed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High I-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar HeatingSystem	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1 (1)	n/a	None	n/a

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CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.2.000 — Schema Version: rev 20200901 — Report Generated: 2022-01-21 11:34:47

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E

Project Name: Melani Residence — **Calculation Date/Time:** 2022-0-.21T11:37:48-08:00 — **(Page 8 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 Melan Res.ribd19x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Heat Pump	n/a	1	80	NEEA Rated	<= 12 kW	n/a	n/a	n/a	Rheem\PROPH80 T2 RH37515 (80 gal)	Garage

RECIRCULATION LOOPS

01	02	03	04	05
Water Heating System Name	Number of Recirculation Loops	Loop Insulation Thickness (in)	Recirculaton Loop Location	Recirculation Pump Power (W)
DHW Sys 1	1	1.5	Conditioned	0

WATER HEATING - HERS VERIFICATION

01	02	01	04	05	06	07	08
Name	Pipe Insulation	ParallelPiping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	0f	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Tyne	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
Radaint Floor Heating + A1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

Registration Number: 222-P0100131686A-000-000-0000000-0000 — Registration Date/Time: 2022-01-24 12:49:46 — HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance — Report Version: 2019.2.000 — Schema Version: rev 20200901 — Report Generated: 2022-01-21 11:34:47

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E

Project Name: Melani Residence — **Calculation Date/Time:** 2022-0-.21T11:37:48-08:00 — **(Page 10 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 Melan Res.ribd19x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	33	04
Name	Type	Fan Power(Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SIE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt 1-1	132	0.515152	Balanced	90	90	Yes

PROJECT NOTES

Balanced ventilation system required to meet the state energy code. Zehnder ComfoAir 350 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

Registration Number: 222-P0100131686A-000-000-0000000-0000 — Registration Date/Time: 2022-01-24 12:49:46 — HERS Provider: CalCERTS inc.

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CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E

Project Name: Melani Residence — **Calculation Date/Time:** 2022-0-.21T11:37:48-08:00 — **(Page 9 of 11)**

Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 Melan Res.ribd19x

01	02	03	04	05	06	07	08	09	10	11
HVAC - HEAT PUMPS										
Name	System Type	Number of Units	Heating			Cooling		Zonally Controlled	Compressor Type	HERS Verification
			HSPF/COP	Cap 47	Cap 17	SEER	EER/CEER			
Heat Pump System 1	Air to water HP	1	3.92	33253	28500	n/a	23.02	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Not Required	No	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

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Calculation Description: Title 24 Analysis — **Input File Name:** 22-009 Melan Res.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: David Knight	Documentation Author Signature: David Knight
Company: Monterey Energy Group	Signature Date: 2022-01-24 08:50:52
Address: 26465 Carmel Rancho Blvd. #6	CEA/ HERS Certification Identification (If applicable): R13-13-10018
City/State/Zip: Carmel, CA 93923	Phone: 831-372-8328

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the state of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Adam E Jeselnick	Responsible Designer Signature:
Company: Adam Jeselnick Architect	Date Signed: 2022-01-24 12:49:46
Address: 3069 Lorca Lane	License: NA
City/State/Zip: Carmel, CA 93923	Phone: 831-620-5164

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Easy to Verify at CalCERTS.com

Registration Number: 222-P0100131686A-000-000-0000000-0000 — Registration Date/Time: 2022-01-24 12:49:46 — HERS Provider: CalCERTS inc.

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CalCERTS, Inc. HERS PROVIDER

This CF1R-PRF-01E Certificate of Compliance is accepted as evidence of Compliance with the 2019 Building Energy Efficiency Standards (Title 24, Parts 1 and 6, California Code of Regulations). Its use is restricted to the building or project for which it was prepared. Any unauthorized use of this form is prohibited. Any person using this form shall indemnify and hold harmless the California Energy Commission, its members, officers, employees, and agents from any claim, liability, loss, injury or damage arising out of the use, modification, or reliance on the accuracy of this form. Any person using this form to demonstrate compliance with the Standards must certify under penalty of perjury that the building or project complies with the Standards. Any person who uses this form knowing that it contains false information is guilty of a crime.

REVISIONS: | BY:

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cad@meg4.com

MELANI RESIDENCE
CARMEL 45W OF 2ND AVENUE
CARMEL-BY-THE-SEA, CA. 93923

ENERGY COMPLIANCE

DATE: 4/25/2022
SCALE: AS NOTED
DRAWN: MEG
CHECK:
CHECK:
FILE NAME:
SHEET: M0.4
SHEET OF SHEETS

MANUAL J: HEAT/COOL LOADS

wrightsoft **Load Short Form**
Entire House
MONTEREY ENERGY GROUP

Job:
Date: Jan 06, 2022
By:

Project Information

For: *MELANI RESIDENCE*
CARMELO 4 SW OF 2ND AVENUE, CARMEL-BY-THE-SEA, CA 93921

Design Information

	Htg	Clg		
Outside db (°F)	**30**	**87**	Infiltration Method	Simplified
Inside db (°F)	70	75	Construction quality	Average
Design TD (°F)	40	12	Fireplaces	0
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	13	-17		

HEATING EQUIPMENT

Make
Trade
Model
AHRI ref

Efficiency 80 AFUE
Heating input 0 Btuh
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 1576 cfm
Air flow factor 0.056 cfm/Btuh
Static pressure 0 in H2O
Space thermostat

COOLING EQUIPMENT

Make
Trade
Cond
Coil
AHRI ref

Efficiency 0 SEER
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 1576 cfm
Air flow factor 0.046 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.97

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
BEDROOM 4	249	2909	2883	163	132
BATH 3	127	1171	165	66	8
CLO.	16	0	0	0	0
DN STAIRS	134	870	81	49	4
LAUNDRY	77	1491	577	83	26
MECHSTORAGE	83	1532	142	86	6
DINING	209	3827	5751	213	262
LIVING ROOM	250	1911	6396	107	292
KITCHEN	299	1853	3009	104	137
BEDROOM 3	173	2523	3540	141	162
BATH 2	51	904	679	51	31
UP STAIRS	68	1175	879	66	40
BEDROOM 2	202	3036	3358	170	153
OWNERS SUITE	257	2641	4296	148	196
BATH1	156	1488	1356	83	62
ENTRY	105	823	1412	46	64
Entire House	2454	28134	34523	1576	1576
Other equip loads			0		
Equip. @ 0.92 RSM			31761		
Latent cooling			1117		
TOTALS	2454	28134	32878	1576	1576

Italicized values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

wrightsoft Right-Suite® Universal 2021 21.0.10 RSU21851 2022-Jan-06 14:18:23
...ent\6-Loads, Equipment & Calculations\LOADS.cpr Calc = MJ8 Front Door faces: N Page 1

wrightsoft Right-Suite® Universal 2021 21.0.10 RSU21851 2022-Jan-06 14:18:23
...ent\6-Loads, Equipment & Calculations\LOADS.cpr Calc = MJ8 Front Door faces: N Page 2

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of its compliance approach used. Review the respective section for more information. "Exceptions may apply.
(Original 08/2019)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior *jet doors* must limit air leakage to 0.3 cfm per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of Section 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of Section 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch woo framing or have a U-factor of 0.071 or less, (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly. Mass walls must meet Table 1521-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material ione without facings no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damagenand UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of a insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(j):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors musthave a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(c):	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inche in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistanceheaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirementsof § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBTU per hour (2 kW) must have isolation valveswith hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are not allowed for natural gas, gas type manufactured gas, or liquid petroleum-fueled cooking appliances, appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflowprovided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the sweeting-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflws must be within 20% of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent *weatherproof plate* or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a timeswitch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the *number of bedrooms*. These electrical boxes must be served by a dimmer, vacancy sensor, control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhausthoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA4 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior switches and Controls.** Coreros must not bypass a dimmer, occupant sensor, or vacancy sensor function if ine control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as exectified by the manufacturer's instructions.
§ 150.0(i)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of 1 inch or a minimum insulation R-value of 7.7: the first 5 feet of hot water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than 1 inch; all hot water piping with a nominal fameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, bued below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing orsleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must inclde all of the following: A dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 12/2AD with 3 conductor, 10 AWG copper branch circuit, within 3 feet from the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than te base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu pr hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or bya listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with California Mechanical Code (CMC) Section 604.1 If a contractor installs the insulation, the contractor must certify to the customer in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC,Section 601.0, 602.0, 603, 604.0, 900.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supplyair and return-air ducts and plenums must be insulated to a minimum installed level of R-4.2 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely enclosed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive taes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet-metal, painted canvas, or plastic cover.Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MER 13 or equivalent filters. Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 300 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.5 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.*

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(q)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 10-4; meets the EMCS requirements of § 130.0(a); and meets all other requirements in § 150.0(k)2.
§ 150.0(q)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 15500(k)2.
§ 150.0(q)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(q)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(q)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential buildin, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3Ai (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), oran EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either Section 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residentialparking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by Section 150.0(k)3B or Section 10000(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally Illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)8A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)8B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space byat least 40 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with socess, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other Parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no lessthan 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of he building, and have a total area no less than 250 square fee. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of anotherstructure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sloped roofs must be oriented between 90 degrees and 300 degrees of tru north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, andnoof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

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2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

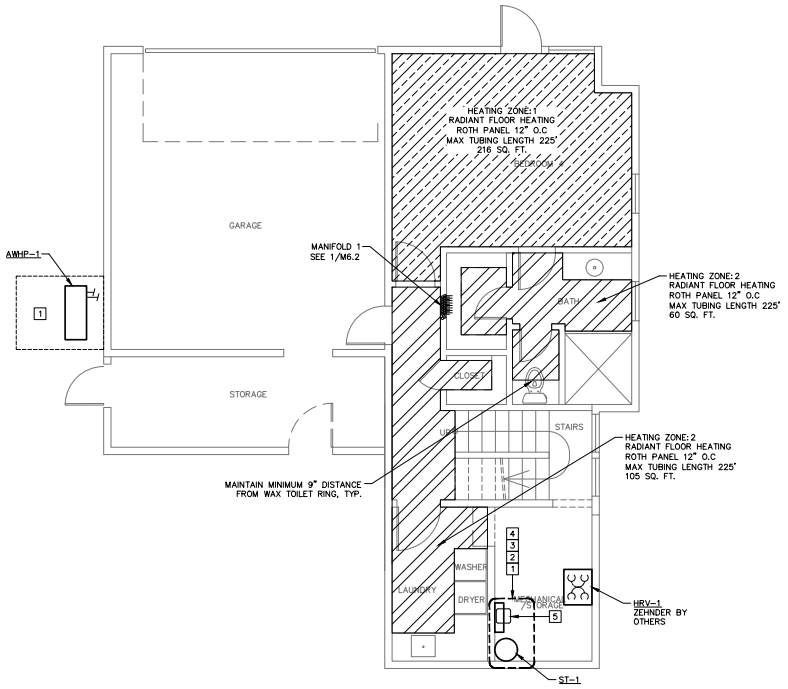
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SHEET NOTES

1. HEAT SOURCE AND CONTROLS COORD EXACT LOCATION OF EQUIPMENT WITH ARCHITECT AND ALL TRADES BEFORE INSTALLATION OR ORDERING EQUIPMENT.
2. PROVIDE A MEANS OF DISCONNECT ADJACENT TO AND WITHIN SITE OF THE EQUIPMENT PER 2019 CMC 310.0 AND A 120V RECEPTACLE WITHIN 25' OF EQUIPMENT, NOT CONNECTED TO THE DISCONNECT.
3. NOTE: PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND REQUIREMENTS ON SITE FOR FIELD INSPECTION
4. PRESSURE RELIEF AND BACKFLOW PREVENTER FOR WATER HEATER PER 2019 CPC 608.4
5. PROVIDE WALL OR FLOOR SINK (INDIRECT WASTE) FOR WATER HEATER CONDENSATE REMOVAL AND PRESSURE RELIEF



1 FIRST FLOOR RADIANT HEATING PLAN

SCALE: 1/4" = 1'-0"

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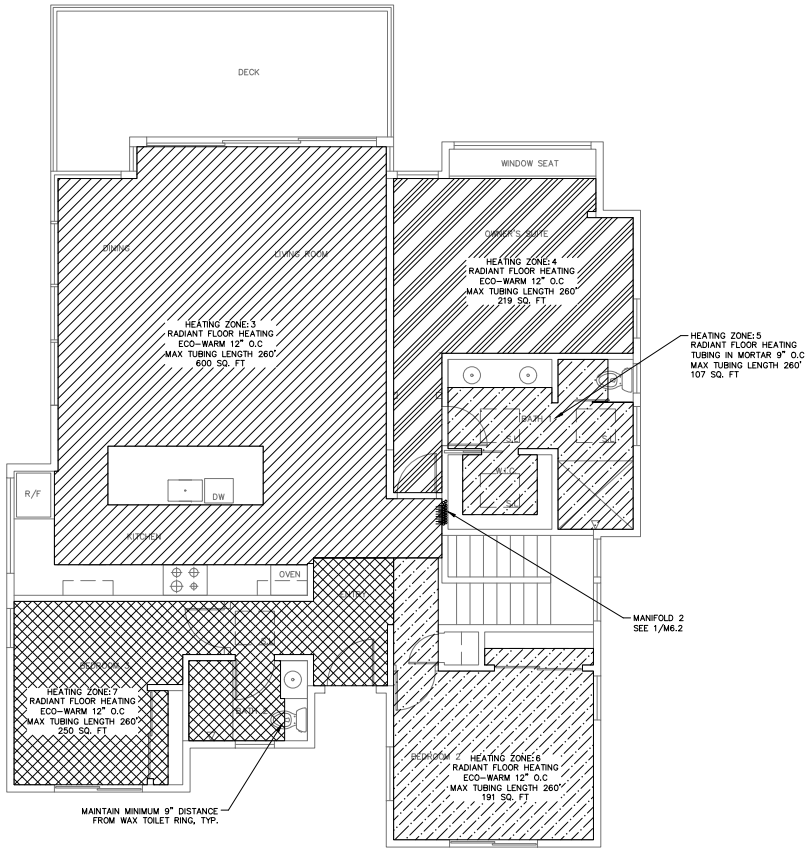
MELANI RESIDENCE

DARMELO 4SW OF 2ND AVENUE
DARMEL-BY-THE-SEA, CA. 93923

FIRST FLOOR
RADIANT HEATING PLAN

DATE: 4/25/2022
SCALE: AS NOTED
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FILE NAME:
SHEET: M2.1
SHEET OF SHEETS

Attachment 9



1 SECOND FLOOR RADIANT HEATING PLAN

SCALE: 1/4" = 1'-0"

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SECOND FLOOR
RADIANT HEATING PLAN

DATE:	4/25/2022
SCALE:	AS NOTED
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CHECKED:	
FILE NAME:	
SHEET:	M2.2

SHEET OF SHEETS

Attachment 2

SHEET NOTES

1. CONTRACTOR SHALL LABEL WHOLE HOUSE VENTILATION SYSTEM AND PROVIDE INSTRUCTIONS ON ITS USE.
2. CONTRACTOR SHALL HAVE A COMPLETED FORM CF2R-MCH-27-H ON-SITE AT THE TIME OF INSPECTION.
3. ALL EXHAUST OUTLETS SHALL MAINTAIN A MIN. 3' CLEARANCE FROM ANY OPERABLE OPENING AND 4' FROM PROPERTY LINES. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER SEC. 504.1.1 CMC
4. ALL EXHAUST FANS SHALL BE EQUIPPED WITH FACTORY OR FIELD INSTALLED BACKDRAFT DAMPERS PER CMC 504.1. WHERE EXHAUST FAN DUCTS ARE COMBINED TO SERVE A SINGLE OUTLET, AN ADDITIONAL FIELD INSTALLED BACKDRAFT DAMPER SHALL BE USED TO PROVIDE GREATER PROTECTION
5. RANGE HOOD SHALL VENT TO THE OUTSIDE PER MANUFACTURER'S REQUIREMENTS. IF OPEN COMBUSTION APPLIANCE OR FIREPLACE IS PRESENT, MAKE UP AIR MAY BE REQUIRED. CONFIRM RANGE HOOD SPECIFICATION.

ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED _____ PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.__ FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

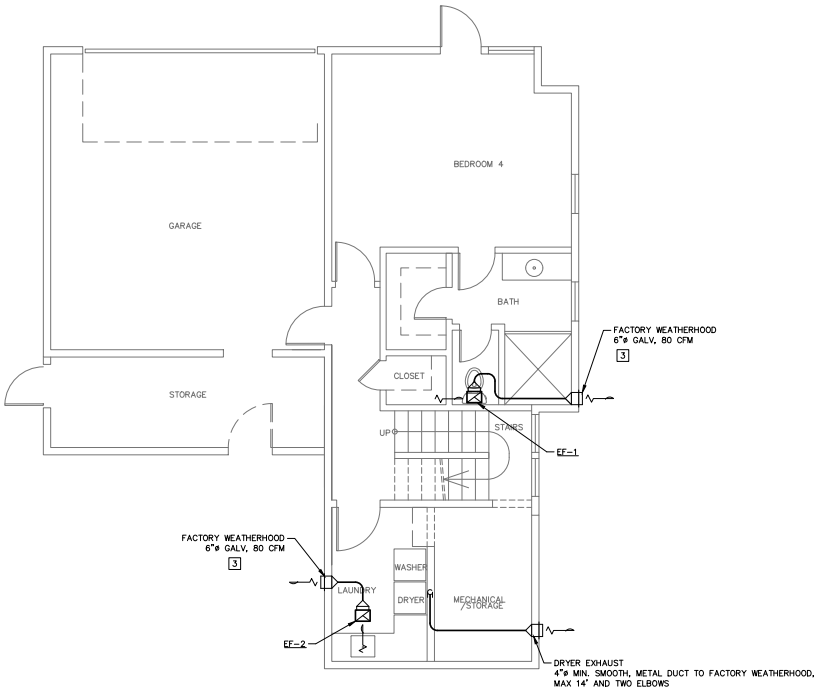
MANUAL JDS

LOADS, DUCTS AND EQUIPMENT SIZES ARE APPROVED BY ACCA TO MEET ALL REQUIREMENTS OF MANUAL JDS.

MANUAL J: ROOM-BY-ROOM HEATING AND COOLING LOADS ARE CALCULATED USING RIGHSUITE, A PROGRAM APPROVED BY ACCA MANUAL J

MANUAL D: DUCTS ARE SIZED USING A CONSTANT FRICTION RATE WITH AN ACCA APPROVED DUCTULATOR

MANUAL S: EQUIPMENT IS SIZED BASED ON THE MANUAL J HEATING AND COOLING LOADS AND SELECTED BASED ON THE GUIDLINES PROVIEDED IN MANUAL S HANDBOOK



1 FIRST FLOOR VENTILATION PLAN

SCALE: 1/4" = 1'-0"

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FIRST FLOOR VENTILATION PLAN

DATE: 4/25/2022
SCALE: AS NOTED
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SHEET: M2.3
SHEET OF SHEETS

Attachment 2

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ASHRAE 62.2 VENTILATION

WHOLE HOUSE VENTILATION PROVIDED BY CONTINUOUSLY OPERATED _____ PER ASHRAE 62.2. SEE FAN SCHEDULE ON M0.__ FOR CONTINUOUS EXHAUST VENTILATION RATES. SEE T24 FOR CONTINUOUS EXHAUST VENTILATION CALCULATION.

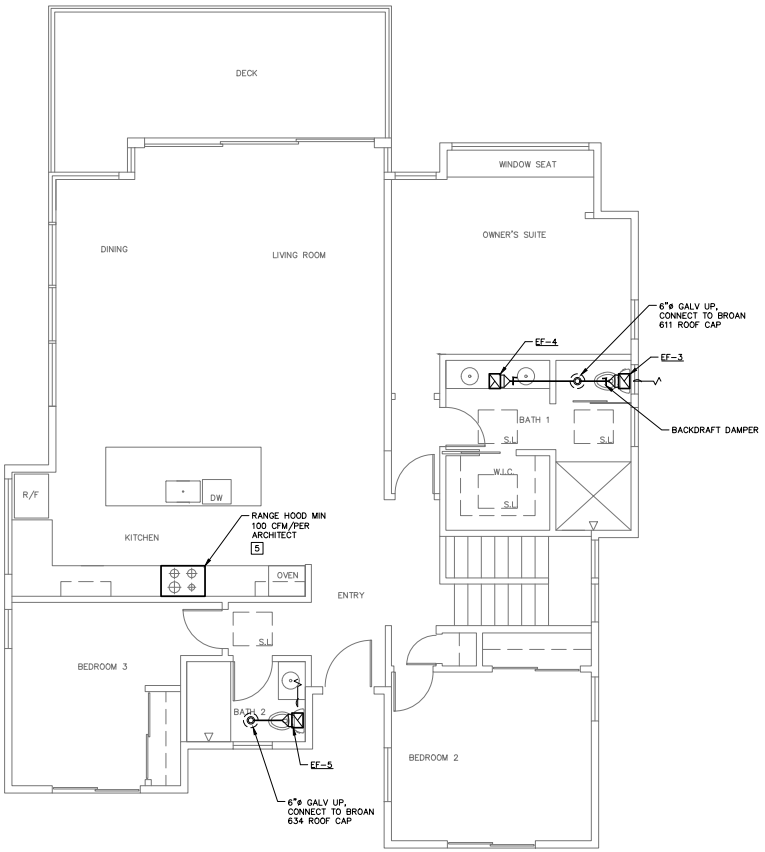
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1 SECOND FLOOR VENTILATION PLAN

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HEATING PLAN

DATE: 4/25/2022
SCALE: AS NOTED
DRAWN: MEG
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FILE NAME:
SHEET: M2.4
SHEET OF SHEETS

Attachment 9

LEGEND

- PUMP W/INTEGRAL FLOW CHECK
- PUMP W/ISOLATION FLANGES
- BALL VALVE
- PRESSURE REDUCING VALVE
- TEMPERATURE GAUGE
- TEMPERATURE/ PRESSURE GAUGE
- AIR SEPARATOR
- THERMOSTATIC MIXING VALVE
- ESB ZONE VALVE
- AIR VENT
- STRAINER
- 3-WAY MANUAL MIXING VALVE
- UNION
- SUPPLY AND RETURN MANIFOLD
- HOSE BIB/DRAIN/ PURGE VALVE
- CHECK VALVE - SPRING
- BACKFLOW PREVENTER
- PRESSURE RELIEF VALVE
- TEMPERATURE PRESSURE RELIEF VALVE
- EXPANSION TANK

AIR TO WATER HEAT PUMPS

MARK	KBTUH		ELECTRICAL		HW/ CW CON.	WT LBS	COP	MANUFACTURER AND MODEL	NOTES
	HEAT	COOL	V/PH	FLA					
AWHP-1	33.8	30.0	208-240/1	-	1"	254	3.92	CHILTRIX CX34 ODU	H1-H3

AIR TO WATER HEAT PUMP NOTE
H1. LISTED HEATING CAPACITY ASSUMES 43°F OAT AND 95°F LWT.
H2. 3.92 COP REQUIRED TO MEET T-24 COMPLIANCE
H3. ASSUMES 1-1/4" PEX PIPING AT 55', AT 7.6 GPM.

STORAGE TANK

MARK	GAL CAP	KBTUH IN	RECOV. AT 90° F RISE	LBS FULL	DIM. HT. X DIA.	MANUF. MODEL	
ST-1	37	-	-	383	58-1/2"x18-1/2"	CHILTRIX VCT37	

PUMPS

MARK	GPM	FT HD	MANUF.	MODEL	MOTOR				NOTES
					HP	V/PH	AMPS	EFF (%)	
P-1	3.7	7.3	TACO	VT2218F	NA	110/1	0.67	NA	P1-P2

PUMP NOTES
P1. PROVIDE MINIMUM 12 PIPE DIAMETERS UPSTREAM OF PUMP INLET. PROVIDE FULL PORT ISOLATION SHUTOFF BALL VALVE OR ISO-FLANGES AT ALL PUMPS.
P2. A SPRING OR FLOW CHECK VALVE SHALL BE INSTALLED IN PLACE OF A PUMP INTEGRAL CHECK VALVE.

SYSTEM COMPONENTS

MARK	COMPONENT	MANUF.	MODEL	NOTES
A	SUPPLY & RETURN MANIFOLD	-	STAINLESS STEEL MANIFOLD	C1
B	AIR ELIMINATOR	TACO	4900 SERIES 49-075	
C	HYDRONIC FEEDER SYSTEM	GTP	GRE07-E7-4/MNT	
E	EXPANSION TANK	ELBI	XT-60	
G	TEMP/PRESSURE GUAGE	MILJOCO	PB300804	
H	TEMPERATURE GUAGE	MILJOCO	B25995 1-2W	
J	TELESTAT	-	-	
M	STRAINER	-	-	
P	DYNAMICALLY VARIABLE BACK UP	CHILTRIX	V-18-B	C2-C4

SYSTEM COMPONENTS NOTES
C1. UNLESS NOTED ALL MECHANICAL ROOM PIPING SHALL BE COPPER. PIPING FROM MECHANICAL ROOM TO MANIFOLDS MAY BE PEX.
C2. EACH V18B REQUIRES A 30A GFCI 240V CIRCUIT.
C3. IF V18B WILL BE INSTALLED IN A SYSTEM THAT PERFORMS COOLING OPERATION AT TIMES, MAKE SURE TO THOROUGHLY SEAL AROUND WHITE ABS COVER AND INSIDE THE LIQUIDTIGHT CONDUIT WITH SILICONE AS A MINIMUM PRECAUTION. PLESE SEE INSTALLATION MANUAL FOR MORE INFORMATION.
C4. THE NEW B-MODEL USES THE CHILTRIX CX34 ONBOARD CONTROLS AND DOES NOT NEED A SEPARATE V-18B CONTROLLER, REQUIRES CX34 FIRMWARE P228-S10-V200B26 OR LATER.

SHEET NOTES

GENERAL
1. THIS DRAWING IS CONCEPTUAL AND DIAGRAMMATIC AND DOES NOT CONSTITUTE A COMPLETE PLAN. INSTALLER TO SUPPLY AND INSTALL ALL MATERIALS SHOWN ON THIS PLAN AND ALL OTHERS NEEDED TO COMPLETE THIS HYDRONIC SYSTEM. ALSO, PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED, WHICH CAN BE REASONABLE INFERRED AS BELONGING TO THE WORK NECESSARY TO PROVIDE THE COMPLETE SYSTEM.
2. ONLY QUALIFIED PLUMBING OR HEATING TECHNICIAN SHALL INSTALL THE HEATING SYSTEM.
3. REFER TO ALL MANUFACTURES GUIDELINES PERTAINING TO THE INSTALLATION, PROTECTION AND MAINTENANCE OF THE HOT WATER SOURCE.

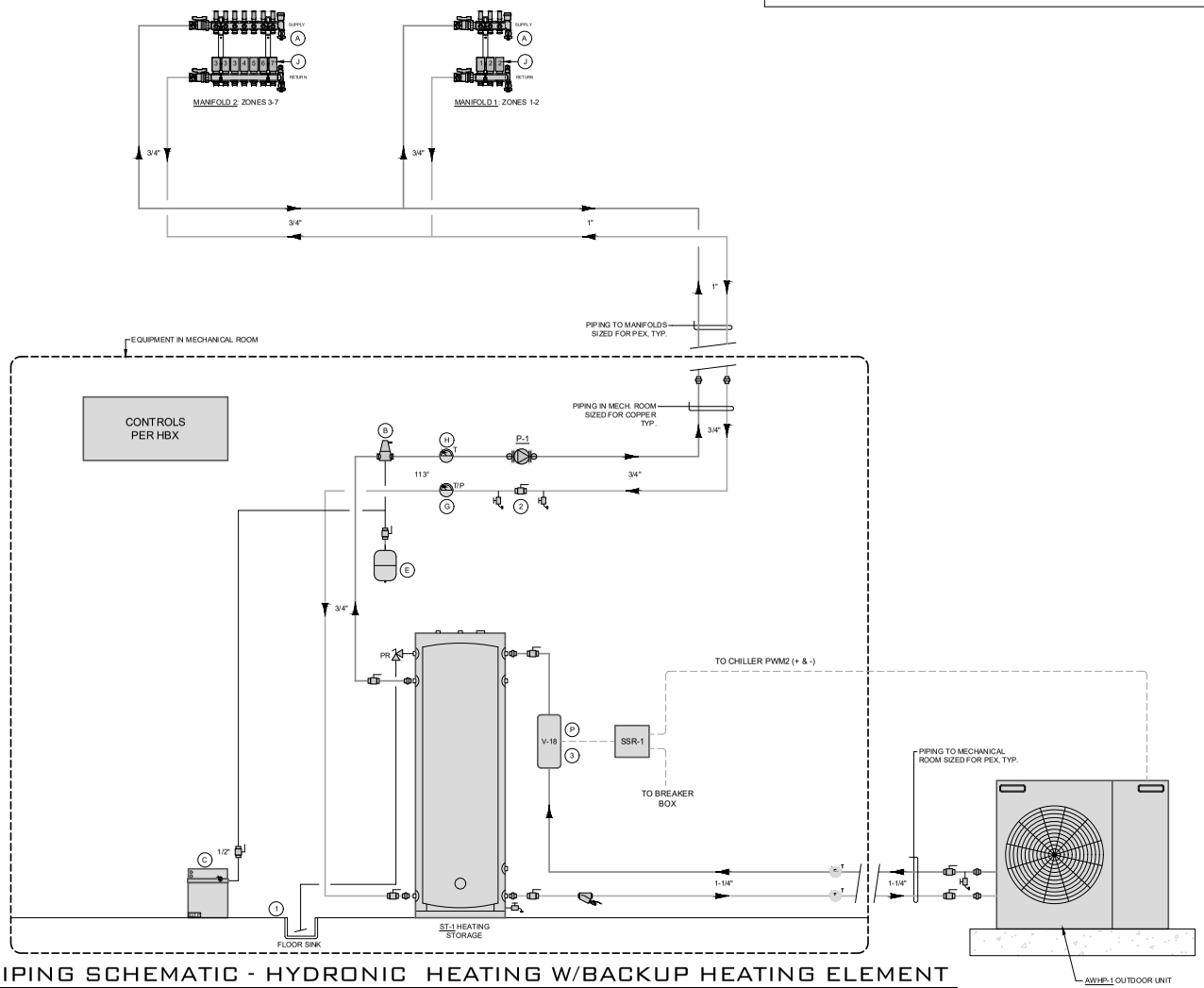
COMPONENTS
4. SYSTEM SHALL BE TESTED FOR 30 MIN. AT 100 PSI.
5. WHERE APPLICABLE, SWING CHECK VALVES SHALL BE MOUNTED IN AN UPRIGHT POSITION.
6. WHERE APPLICABLE, PROVIDE A MINIMUM OF 8 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM OF ALL SPRING CHECK VALVES.
7. INSULATE ALL PIPING, COMPONENTS AND RADIANT MANIFOLD. ARMACELL-ARMAFLEX INSULATION OR EQUALLY SUITABLE FOR CHILLED WATER PIPING

SUBSTITUTIONS
8. INSTALLER SHALL OBTAIN AUTHORIZATION FROM THE OWNER AND DESIGN TEAM FOR "OR EQUAL" SUBSTITUTIONS ON HEATING SYSTEM COMPONENTS. CONTRACTOR SHALL PROVIDE SUBMITTAL ON PROPOSED SUBSTITUTIONS, CLEARLY IDENTIFY MODEL AND OPTIONS.
APPROVED MANUFACTURER SUBSTITUTION:
PUMPS - GRUNDFOS, WILO
EXPANSION TANKS - AMTROL, ELBI, FLEXCON
COMPONENTS (VALVES, ETC.) - CALEFFI, WATTS

SYSTEM FLUSHING AND WATER TREATMENT
9. SYSTEM SHALL BE FLUSHED OF DEBRIS AND CHEMICALLY WASHED WITH FERNOX OR EQUAL PRIOR TO FILLING WITH TREATED WATER. DRAIN THE SYSTEM COMPLETELY AFTER WASHING (MAY BE NECESSARY TO USE COMPRESSED AIR).
10. SYSTEM SHALL BE FILLED WITH DEMINERALIZED WATER USING AXIOM PUROPAL OR CALEFFI HYROFILL DEMINERALIZER. SYSTEM MAY BE FILLED WITH UNTREATED SOURCE WATER FIRST AND DEMINERALIZED BY RECIRCULATION THROUGH THE FILTER AS AN OPTION.
11. PROVIDE AXIOM PRESSURE PAL MINI FEEDER OR EQUAL WITH TREATED WATER TO MAINTAIN SYSTEM PRESSURE.

KEY NOTES

1. PROVIDE TEMPERATURE & PRESSURE RELIEF WITH DIRECT PIPING TO APPROVED LOCATION.
2. REQUIRED PURGE PORTS/SHUTOFF FOR DEMINERALIZING THROUGH RECIRCULATION.
3. THE V18B MUST BE INSTALLED IN AN UPRIGHT ORIENTATION (VERTICAL) AND THE WATER FLOW ENTRY SHOULD BE FROM THE BOTTOM. THE BOTTOM, OR WATER ENTRY END, IS CONSIDERED TO BE THE END CLOSEST TO THE REMOVAL VE PANEL AS SHOWN IN ALL PICTURES.



1 PIPING SCHEMATIC - HYDRONIC HEATING W/BACKUP HEATING ELEMENT
NOT TO SCALE

REVISIONS:	BY:

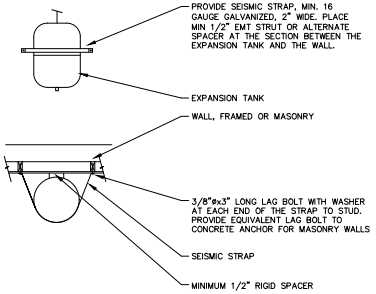
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PIPING SCHEMATIC

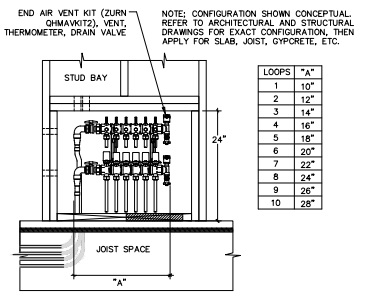
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SHEET NO: M6.1
SHEET OF SHEETS

Attachment 6



3 EXPANSION TANK BRACING

SCALE: NONE

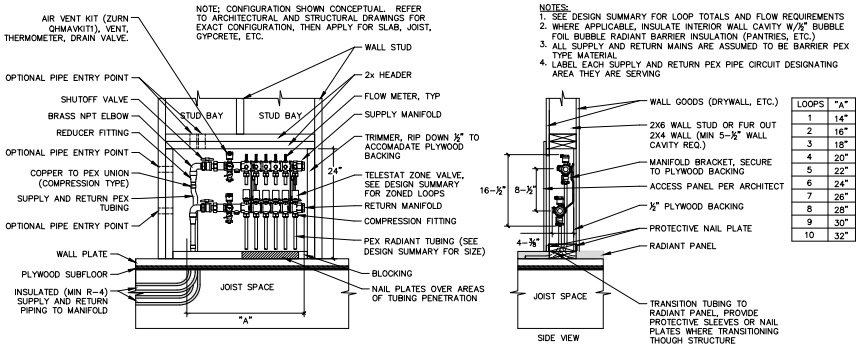


LOOPS	"A"
1	10"
2	12"
3	14"
4	16"
5	18"
6	20"
7	22"
8	24"
9	26"
10	28"

ALTERNATE CONFIGURATION

2 MANIFOLD INSTALLATION

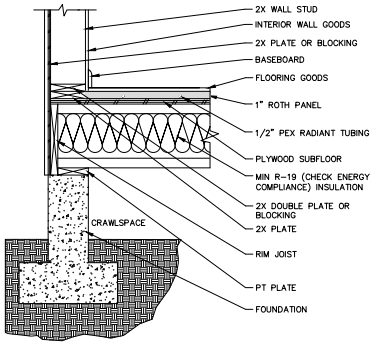
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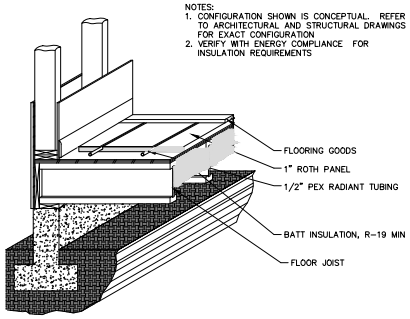


LOOPS	"A"
1	14"
2	16"
3	18"
4	20"
5	22"
6	24"
7	26"
8	28"
9	30"
10	32"

1 MANIFOLD INSTALLATION- MULTI ZONE MANIFOLD

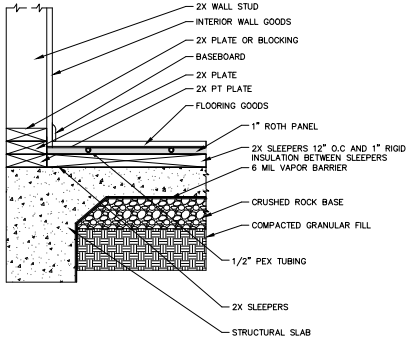
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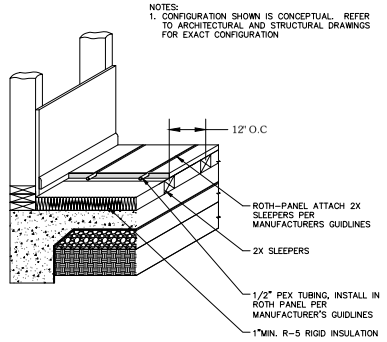




5 RADIANT APPLICATION- ROTH PANEL OVER WOOD FLOOR

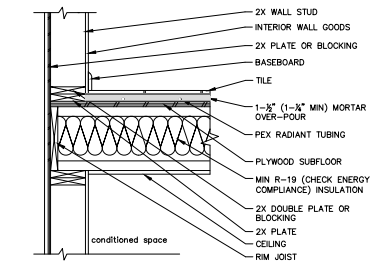
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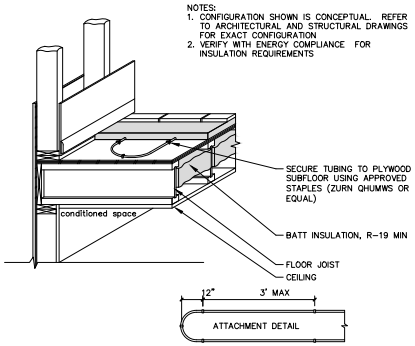




4 RADIANT APPLICATION- ROTH PANEL STRUCTURAL SLAB

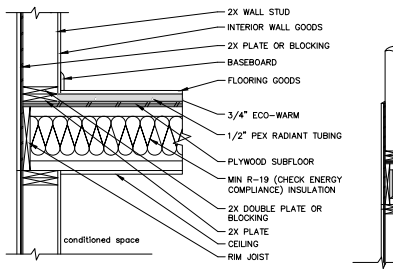
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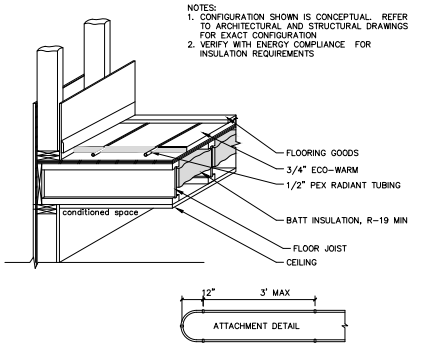




7 RADIANT APPLICATION- TILE IN MORTAR BED OVER WOOD FLOOR

SCALE: NONE





6 RADIANT APPLICATION- ECO-WARM OVER WOOD FLOOR

SCALE: NONE

REVISIONS:	BY:

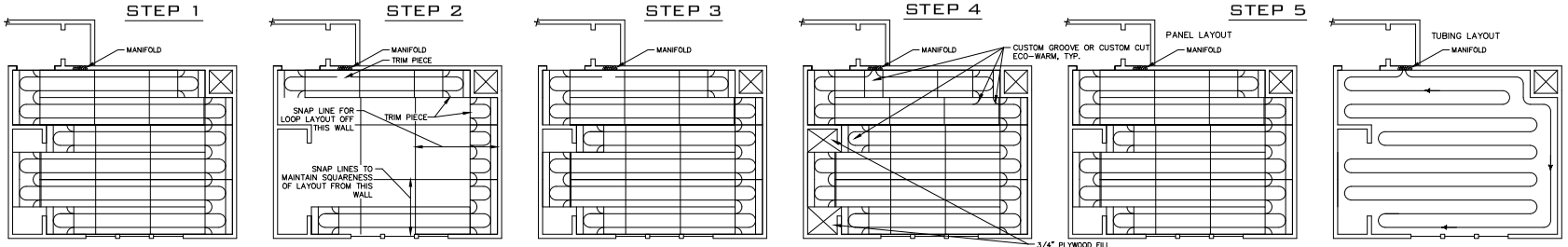
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Planning Set



STEP 1: FROM PANEL LAYOUT, DETERMINE PANELS NEEDED (SEE MATERIAL TAKEOFF) AND TUBING LENGTHS REQUIRED. BE SURE TO ALWAYS USE GOOD JUDGMENT IN ALLOWING ENOUGH TUBING AT ENDS FOR LEADERS UP TO MANIFOLDS.

STEP 2: SNAP LINES ON FLOOR TO AID IN LAYOUT. BEGIN THE ECO-WARM LAYOUT BY STARTING AT THE BEGINNING OF THE LOOP 1 SUPPLY RUN AND RUNNING BOARDS ALONG THE PERIMETER OF THE HEATED SPACE TO THE AREA OF THE HIGHEST HEAT LOSS.

STEP 3: ADD END PIECES AND STRAIGHT PIECES WORKING YOUR WAY BACK AWAY FROM THE AREA OF HEAT LOSS MAKING SURE TO LINE UP ALL GROOVES AS YOU GO. ONCE ALL BOARDS ARE IN PLACE, DRILL HOLES FOR SUPPLY AND RETURN LEADERS TO MANIFOLDS (RAISED FLOOR APPLICATION).

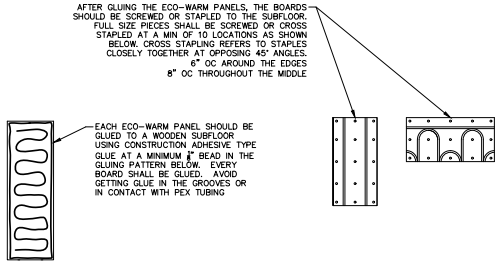
STEP 4: ADD ALL 3/4" PLY FILL PIECES INCLUDING AREA OF LEADERS TO MANIFOLD. ROUTE ALL CUSTOM GROOVES AS NECESSARY CLEAR ALL DEPRIS FROM GROOVES IN PREPARATION OF LAYING THE TUBING IN PLACE

STEP 4: FEED SUPPLY TUBING (ENOUGH TO ROUTE UP WALL TO MANIFOLD). PROCEED BY "WALKING" THE TUBING INTO THE GROOVE. OCCASIONALLY TUBING MAY REQUIRE THE USE OF A RUBBER OR HIDE MALLET TO FORCE THE TUBING IN PLACE. ONCE FULLY INSTALLED, WALK THE LOOP TO MAKE SURE THE ENTIRE LENGTH OF TUBING IS FULLY SEATED IN THE GROOVE.

OPTIONAL: IN CHALLENGING AREAS WHERE CUSTOM ROUTING MAY BECOME EXCESSIVE, TUBING MAY BE ROUTED BELOW THE SUBLFOOR AND POPPED UP THROUGH DRILLED HOLES INTO THE GROOVES FROM BELOW. THIS MAY BE PARTICULLARY USEFULL NEAR A MANIFOLD WITH SEVERAL LOOPS.

NOTE: PRIOR INSTALLATION, BE SURE TO THOUROUGHLY READ THE APPLICATION AND INSTALLATION MANUAL FOR ADDITIONAL GUIDLINES TO THE STEPS ABOVE

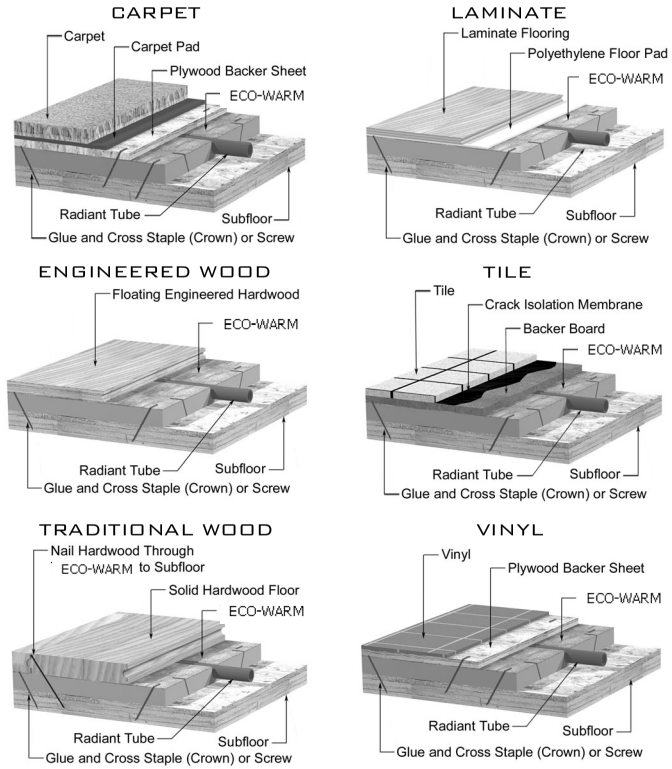
1 ECO-WARM LAYOUT AND INSTALLATION
SCALE: NONE



2 ATTACHMENT
SCALE: NONE

CONTACT INFORMATION
PHONE: (206)369-1458
WEBSITE: ECOWARM.US
EMAIL: ECOWARM@ECOWARM.US

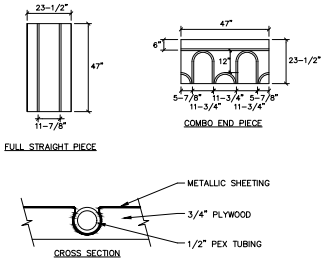
NOTE: TYPICAL INSTALLATIONS ARE DETAILED BELOW. EXACT CONFIGURATIONS MAY DIFFER BASED ON ARCHITECTURAL DESIGN. SOME FLOOR COVERINGS SHOWN MAY NOT BE APPLICABLE TO THIS DESIGN. SEE DETAILED DESIGN SUMMARY ON M0.1 FOR FLOOR COVERINGS ASSUMED.



3 INSTALLATION METHODS
SCALE: NONE

GENERAL NOTES

1. THIS SHEET IS PROVIDED AS A SUPPLEMENT ONLY, TO THE INSTALLATION METHODS OF THE ECO-WARM PRODUCT AND DOES NOT CONSTITUTE A COMPLETE INSTALLATION GUIDE. PLEASE REFER TO THE ECO-WARM APPLICATION AND INSTALLATION MANUAL FOR COMPLETE INSTALLATION GUIDELINES.
2. IT IS THE INSTALLERS RESPONSIBILITY TO INSTALL ACCORDING TO THE MOST CURRENT APPLICATION GUIDE. THIS SHEET DOES NOT PURPORT TO ADDRESS ALL RELEVANT ISSUES; IT ASSUMES A KNOWLEDGE OF GOOD PRACTICE IN BOTH HYDRONICS AND CONSTRUCTION METHODS.
3. INSTALLERS SHOULD ALWAYS CONSULT ALL RELEVANT LOCAL, REGIONAL AND NATIONAL CODES, AND ADHERE TO GOOD CONSTRUCTION PRACTICE.
4. ECO-WARM SHOULD ONLY BE INSTALLED BY KNOWLEDGEABLE QUALIFIED INSTALLERS.
5. ECO-WARM INSTALLATIONS FREQUENTLY REQUIRE THE COORDINATION OF TRADES. THESE ARE, MOST TYPICALLY, MECHANICAL AND FLOORING TRADES. ANY ISSUES REGARDING THIS COORDINATION SHOULD BE WORKED OUT IN ADVANCE.
6. FAILURE TO FOLLOW THE INSTRUCTIONS OF THIS SHEET AND MANUAL, FAILURE TO ADHERE TO RELEVANT LOCAL , REGIONAL AND NATIONAL CODES, FAILURE TO COORDINATE TRADES AND FAILURE TO FOLLOW GOOD CONSTRUCTION PRACTICE MAY CAUSE AN UNSATISFACTORY RESULT. SEE ALSO "LIMITATIONS OF USE" IN THE INSTALLATION MANUAL.
7. THE LIMITATIONS AND INSTRUCTIONS OF USE FOR PEX PIPE AND OTHER HYDRONIC COMPONENTS PROVIDED BY THE MANUFACTURES SHALL ALSO BE REFERENCED AND FOLLOWED DURING INSTALLATION; THIS SHEET DOES NOT ADDRESS MANY ASPECTS OF A HYDRONIC INSTALLATION



4 PANEL COMPONENTS
SCALE: NONE

REVISIONS:	BY:

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ECO-WARM INSTALLATION DETAILS

DATE: 4/25/2022
SCALE: AS NOTED
DRAWN: MEG
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FILE NAME:
SHEET: M6.3
SHEET OF SHEETS

Attachment 6

PIPE INSULATION THICKNESS TABLE

FLUID TEMPERATURE RANGE (°F)	CONDUCTIVITY RANGE (IN BTU-INCH PER HOUR SQUARE FOOT PER °F)	INSULATION MEAN RATING TEMPERATURE (°F)	NOMINAL PIPE DIAMETER (IN INCHES)				
			< 1	1 TO< 1.5	1.5 TO< 4.5	4 TO< 8	8 AND LARGER
			INSULATION THICKNESS REQUIRED (IN INCHES)				
SPACE HEATING, HOT WATER SYSTEMS (STEAM, STEAM CONDENSATE AND HOT WATER) AND SERVICE WATER HEATING SYSTEMS							
ABOVE 350	0.32-0.34	250	4.5	5.0	5.0	5.0	5.0
251-350	0.29-0.31	200	3.0	4.0	4.5	4.5	4.5
201-250	0.27-0.30	150	2.5	2.5	2.5	3.0	3.0
141-200	0.25-0.29	125	1.5	1.5	2.0	2.0	2.0
105-140	0.22-0.28	100	1.0	1.5	1.5	1.5	1.5
SPACE COOLING SYSTEMS (CHILLED WATER, REFRIGERANT AND BRINE)							
40-60	0.21-0.27	75	0.5	0.5	1.0	1.0	1.0
BELOW 40	0.20-0.26	50	1.0	1.5	1.5	1.5	1.5

FROM TABLE 120.3-A 2019 OEC

CAL GREEN FIXTURE CONNECTION TABLE

DESCRIPTION	MIN BRANCH SIZE				TRAP	MAX GPM	COMMENTS
	W	V	CW	HW			
WATER CLOSET	3"	2"	1/2"	NA	3"		1
KITCHEN/LAUNDRY SINK	2"	1-1/2"	1/2"	1/2"	1-1/2"	1.8 @ 60 PSI	
TUB/SHOWER COMBO	2"	1-1/2"	3/4"	3/4"	1-1/2"	1.8 @ 80 PSI	2 4
BATH TUB ONLY	2"	1-1/2"	3/4"	3/4"	1-1/2"		
LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	1-1/2"	1.2 @ 60 PSI	
CLOTHES WASHER	2"	1-1/2"	3/4"	3/4"	2"		
SHOWER	2"	1-1/2"	3/4"	3/4"	2"	1.8 @ 80 PSI	2 4

NOTES:
1. Dual-Flush or equal to or less than 1.28 gallon per flush
2. Individual control valves of the pressure balance or thermostatic mixing valve type shall be provided.
3. Plumbing fixtures shall meet the standard referenced in CGBSC Table 4.303.3
4. When s shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower to be in operation at a time. (Note: hand-held shower is to be considered a showerhead)

HEAT PUMP WATER HEATERS

MARK	LOCATION	GAL CAP	KBH IN	ELECT		1st HR RATING OR FLOW RATE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
				KW	V/PH				
WH-1	MECH	80	---	5	240/1	87	674	RHEEM/PROPH80 T2 RH37515	

STORAGE TANK

MARK	LOCATION	GAL CAP	KBTUH IN	RECOV. AT 90° F RISE	LBS FULL	MANUFACTURER AND MODEL	COMMENTS
ST-1	MECH	–	–	–	–	SEE M6.1	

PLUMBING ABBREVIATIONS

ARCH — ARCHITECT
AFS — AUTOMATIC FIRE SPRINKLERS
BTU/H — BRITISH THERMAL UNITS PER HOUR
CD — CONDENSATE DRAIN
CIRC — CIRCULATION
CLG — CEILING
CONC — CONCRETE
CONT — CONTINUATION
COORD — COORDINATION
COTG — CLEAN-OUT TO GRADE
CW — COLD WATER
ø — DIAMETER
DF — DRINKING FOUNTAIN
DN — DOWN
DWGS — DRAWINGS
(E) — EXISTING
ELECT — ELECTRICAL
°F — DEGREES FAHRENHEIT
FCW — FILTERED COLD WATER
FLA — FULL LOAD AMPS
FLEX — FLEXIBLE
FPM — FEET PER MINUTE
FS — FLOOR SINK
FTR — FLUE THRU ROOF
G — GAS
GALV — GALVANIZED
GPM — GALLONS PER MINUTE
HB — HOSE BIBB
HP — HORSE POWER
HPG — HIGH PRESSURE GAS
HW — HOT WATER
HWR — HOT WATER RETURN
KBTUH — 1000 BTU/H
LAV — LAVATORY
LBS — POUNDS
LRA — LOCKED ROTOR AMPS
MAX — MAXIMUM
MPG — MEDIUM PRESSURE GAS
MFR — MANUFACTURER
MIN — MINIMUM
(N) — NEW
NC — NORMALLY CLOSED
NIC — NOT IN CONTRACT
NO — NORMALLY OPEN
POC — POINT OF CONNECTION
PSI — POUNDS PER SQUARE INCH
REQS — REQUIREMENTS
RM — ROOM
RPM — REVOLUTIONS PER MINUTE
SH — SHOWER
STM — STEAM
STRUCT — STRUCTURAL
$ SW — SWITCH
SS — SANITARY SEWER
TYP — TYPICAL
UL — UNDERWRITERS LABORATORY
UON — UNLESS OTHERWISE NOTED
V — VENT
VTR — VENT THRU ROOF
W — WASTE
W/ — WITH
WC — WATER CLOSET
WT — WEIGHT

SYMBOLS

SYMBOL	ABREVIATION	IDENTIFICATION
		MANIFOLD
	WCO	WALL C.O.
	GCO/FCO	GRADE C.O./FLOOR C.O.
	GC	GAS COCK
		PRESSURE/TEMPERATURE PLUG
	BV	BALL VALVE
	CHVA	CHECK VALVE
	OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
	BV/SOV	BALANCING/SHUT-OFF VALVE
	GV	GATE VALVE
	T&PRV	TEMP & PRESS RELIEF VALVE
	WHA	WATER HAMMER ARRESTOR
		SOLENOID VALVE
	DCBP	DOUBLE CHECK BACKFLOW PREVENTER
		UNION
		PRESSURE GAUGE
		CENTRIFUGAL WATER PUMP
	FC	FLEXIBLE CONNECTION
		HYDROSTATIC RELIEF VALVE
	RPBP	REDUCE PRESS BACKFLOW PREVENTER
	HB	HOSE BIB
	MH	MANHOLE
		THERMOMETER
	P.O.C.	POINT OF CONNECTION
		CENTERLINE
	GPR	GAS REDUCING VALVE

PLUMBING SPECIFICATIONS

A. General Conditions
1. All work shall be in conformance with the 2019 CPC, NFPA and all applicable codes, local jurisdictional amendments and agencies.
2. Work Included:
   A. Domestic hot and cold water systems.
   B. Fuel gas piping.
   C. Installation of all new plumbing fixtures.
   D. Complete waste and vent piping system.
3. It shall be the contractors responsibility to visit the project site and acquaint himself with all existing conditions, as well as ascertain the extent of the work involved. By submitting a bid, the contractor shall be deemed to have made such an examination, to have accepted such conditions and to have made all necessary allowances in preparing his proposal.
4. A structural member wakened or impaired by cutting, notching, or otherwise shall be reinforced, repaired, or replaced so as to be left in a safe structural condition in accordance with the requirements of the building code.
5. All work and materials shall comply with governing codes, safety orders and regulations.
6. Plumbing contractor shall deliver to the architect a written one year guarantee on all workmanship, equipment and materials; repair or replace any such defective items during this period.
7. Provide Hanger and supports per table 313.1 2019 CPC

Horizontal		Vertical
Cast Iron	18" of joint	Each Floor max 15'
Copper Pipe	< 1- 1/2 " 6' > 10'	Each Floor max 10'
PVC and ABS	all max 4'	Base, each floor, mid story guideline
Pex	< 1" at 32' > 4'	Base, each floor, mid story guideline
Steel for gas ½ - 6": ¾" to 1"-8 >10'		Same

B. Utilities and Site Work:
1. Prior to commencing work, plumbing contractor shall consult representatives of local utilities concerning locations and availability of utilities. Plumbing contractor shall be responsible for any damage to existing utility lines.
2. Plumbing contractor shall reroute any existing utility lines in conflict with new construction.
3. Plumbing contractor shall confirm locations and elevations of all existing new and rerouted mains and meters on job record drawings.
4. Piping in the ground shall be laid on a firm bed for its entire length.
5. Backfilling trenches with piping shall be made with clean earth, no stones, boulders, cinder fill, frozen earth, construction debris, or other materials that will damage or cause corrosion.

C. Drain, Waste and Vent:
1. All waste piping below 1st floor shall be schedule 40 ABS or schedule 40 PVC DWV.
2. All waste piping serving 2nd floor fixtures shall be no-hub cast-iron. (Note: p-trap and trap-arm shall be cast-iron. Note: transitions from ABS to no-hub piping for upstairs baths shall be beneath floor at 1st floor and transitions back to ABS shall be above 2nd floor plate line.)
3. All vent piping shall be schedule 40 ABS or schedule 40 PVC DWV.
4. Vents shall be combined to minimize roof penetration where possible. Confirm roof penetration locations with architect prior to installing.
5. Cleanouts shall be installed at upper terminals of all horizontal waste runs as per CPC.
6. Plumber shall provide waste for softener location.
7. Domestic dishwashing machines shall discharge indirectly through an air gap fitting in accordance with section 807.4 into a waste receptor, a wye branch fitting on the tailpiece of a kitchen sink, or dishwashing food waste grinder.
8. Cleanouts are required at drainage piping upper terminal; each branch line over 5 feet from main, no greater than 100 feet in developed length from each cleanout; Over 135 degrees in horizontal change of direction.
9. Sinks and urinals shall require cleanouts.
10. Cleanout clearances in front shall be <=2' – 12 inches. <2"- 18 inches. Cleanouts shall extend to finished floor or outside the building.
11. No clothes washer standpipe shall extend more than 30 inches or not less than 18 inches above its trap. The trap shall be roughed in not less than 6 inches nor greater than 18 inches above the floor.
12. Condensate waste from air conditioning coils discharges by direct connection to a lavi or approved bathtub overflow, the connection shall be located in the area controlled by the same person controlling the air conditioning space.
13. No domestic dishwashing machine shall be direct connected to the drainage system or a food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood level marking at or above the flood level of the sink or drain board whichever is higher.

PLUMBING SPECIFICATIONS

D. Water Supply Piping:
1. All underground water supply piping shall be schedule 40 PVC. Provide tracer wire at all underground utilities.
2. Water service line to dwelling shall be buried at a minimum depth of 18 inches. Where service enters building, service shall have a stop (ball valve), waste (drain cock), and pressure regulating valve if necessary.
3. Plastic and copper piping penetrating framing members within 1 inch of the exposed framing shall be protected by a steel nail plated not less than 18 gauge in thickness. Extend nail plate 1 ½ inched beyond the outside diameter of the pipe
4. Plumber shall provide water treatment loop.
5. All water supply piping within building shall be approved PEX.
6. Hot and cold supplies to all tubs shall be 3/4" minimum.
7. The maximum hot water temperature of discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F by a device that is in accordance with ASSE 1070 or CSA B 125.3. Water heater thermostats do not comply.
8. Discharge from a relief valve into a water heater pan shall be prohibited.
9. Plastic water supply piping, underground outside a building, shall have a blue insulated copper tracer wire installed adjacent to the piping. The tracer wire shall terminate above grade and be not less than 18 awg.
10. Pex piping shall not be installed within the first 18 inches of piping connected to a water heater. Water heater flexes shall not be greater than 24 inches.
11. Where water pressure exceeds 80 Psi an approved type pressure regulator shall be installed. An approved expansion shall be installed in the cold water distribution piping downstream of each regulator.
12. All piping in hot water system shall be insulated per CPC insulation schedule.
13. All copper tubing shall be isolated from framing members with polyethylene isolators or 1/4" felt.
14. Water supply to refrigerators shall be ½" PEX.
15. Stub out height for water closet supplies to be coordinated with baseboard detail; confirm with architect before installation.
16. No (2) fixtures shall be served with 1/2" supply piping.
17. Water supply system mains and branches shall be properly sized to deliver adequate water pressure and volume as per the CPC, and to minimize friction generated noise; no 1/2" ID piping shall be installed in walls or ceilings adjacent to living or sleeping areas; piping shall be sized so that flow velocities do not exceed 6'/second.
18. All building water systems in which quick acting valves are installed shall be provided with water hammer arrestors per 609.10. Arrestors shall be installed as close as possible to these valve types.
19. Automatic fire sprinkler demand has not been included in sizing of the site main domestic water supply. Coord W/FS contractor for upsizing requirements for combination feed from single meters.

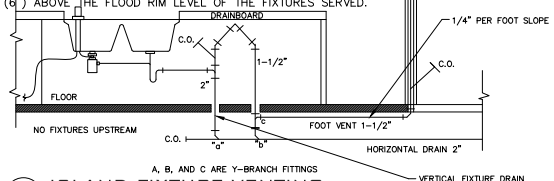
E. Gas Piping:
1. Underground natural gas piping from meter shall be run in polyethylene pipe with tracer wire.
2. Gas piping within house shall be run in black iron pipe with galvanized fittings.
3. Threaded joints shall be made up with teflon paste, rector seal #1, teflon tape or other approved joint compound material (Note: no pipe dope shall be applied to female threads).
4. All gas piping shall be fully reamed as per CPC.
5. Exterior piping shall be protected by approved, machine applied protective coating. Field wrapping shall be limited to sections at joints and shall provide equivalent protection to the machine applied coating.

F. Tub, Shower and Pan Installation:
1. Plumbing contractor shall receive written specification for tile & float thickness for tubs and showers; rough-in valve accordingly.
2. Shower drains shall be Frank Pattern #20SD.
3. Roman tub shall be set in mortarbase with 15# paper beneath mortar with 6 mil visqueen between mortar and tub.

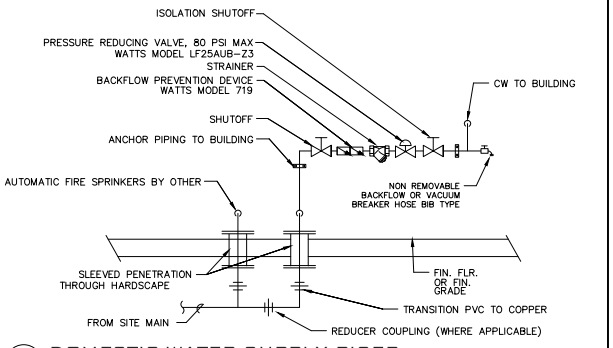
G. Trim:
1. Plumbing contractor shall be responsible for protection of all finished work by other trades; plumbers working on finished floors shall use clean quilted drops.
2. Hot and cold water stubouts beneath sinks shall have brass T's and separate stops when supplies are to be run to dishwasher, refrigerator or other accessory.
3. Recirc system shall be properly balanced with Nibco globe valves; circulation return shall have a check valve installed in the line, before its connection back to the hot water source.
4. Water heaters: indirect by radiant heating contractor
5. Plumbing contractor shall thoroughly flush all water supply lines.

SPECIAL VENTING FOR ISLAND FIXTURES:

TRAPS FOR ISLAND SINKS AND SIMILAR EQUIPMENT SHALL BE ROUGHED IN ABOVE THE FLOOR AND MAY BE VENTED BY EXTENDING THE VENT AS HIGH AS POSSIBLE, BUT NOT LESS THAN DRAIN BOARD HEIGHT. THE VENT IS THEN RETURNED DOWNWARD AND CONNECTED TO THE HORIZONTAL DRAIN THROUGH A WYE BRANCH FITTING (SEE "b") AND SHALL IN ADDITION BE PROVIDED WITH A FLOOR VENT TAKEN OFF THE VERTICAL FIXTURE VENT BY MEANS OF A WYE BRANCH FITTING IMMEDIATELY BELOW THE FLOOR. THIS FOOT VENT EXTENDS TO THE NEAREST PARTITION AND THENCE THROUGH THE ROOF TO THE OPEN AIR, OR MAY BE CONNECTED TO THE OTHER VENTS AT A POINT NOT LESS THAN (6") ABOVE THE FLOOD RIM LEVEL OF THE FIXTURES SERVED.



1 ISLAND FIXTURE VENTING
SCALE: [NONE]



2 DOMESTIC WATER SUPPLY RISER
SCALE: NONE

REVISIONS:	BY:

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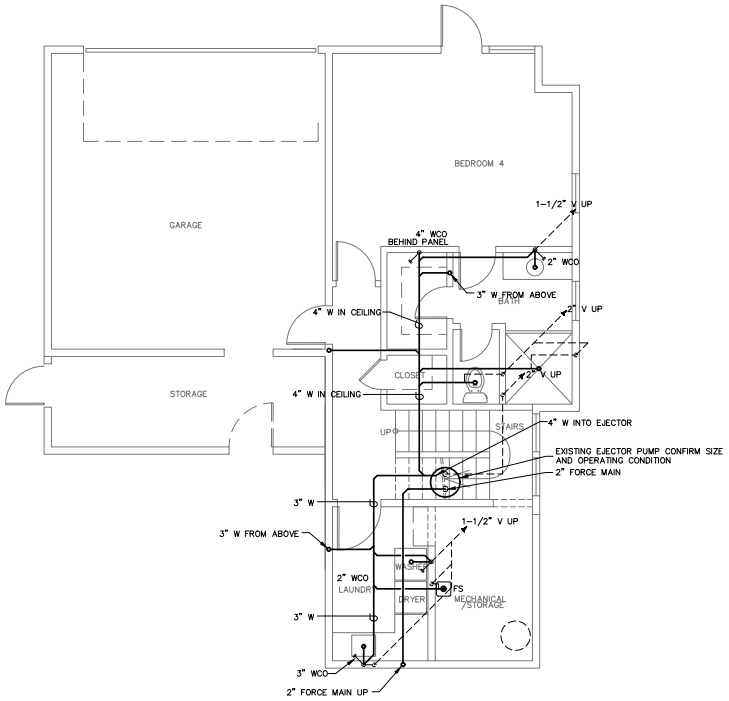
LEGENDS, SCHEDULES, NOTES & DETAILS

DATE:	01/12/22
SCALE:	AS NOTED
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SHEET:	P0.1
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Attachment 6

SHEET NOTES

1. NOTE: GROUP ALL VENTS WHERE PRACTICAL TO MINIMIZE PENETRATIONS THROUGH ROOF.PLUMBING CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL VENT TERMINATION.
2. PROVIDE APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE WHEN DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER.
3. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.



1 LOWER LEVEL WASTE & VENT PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:	BY:

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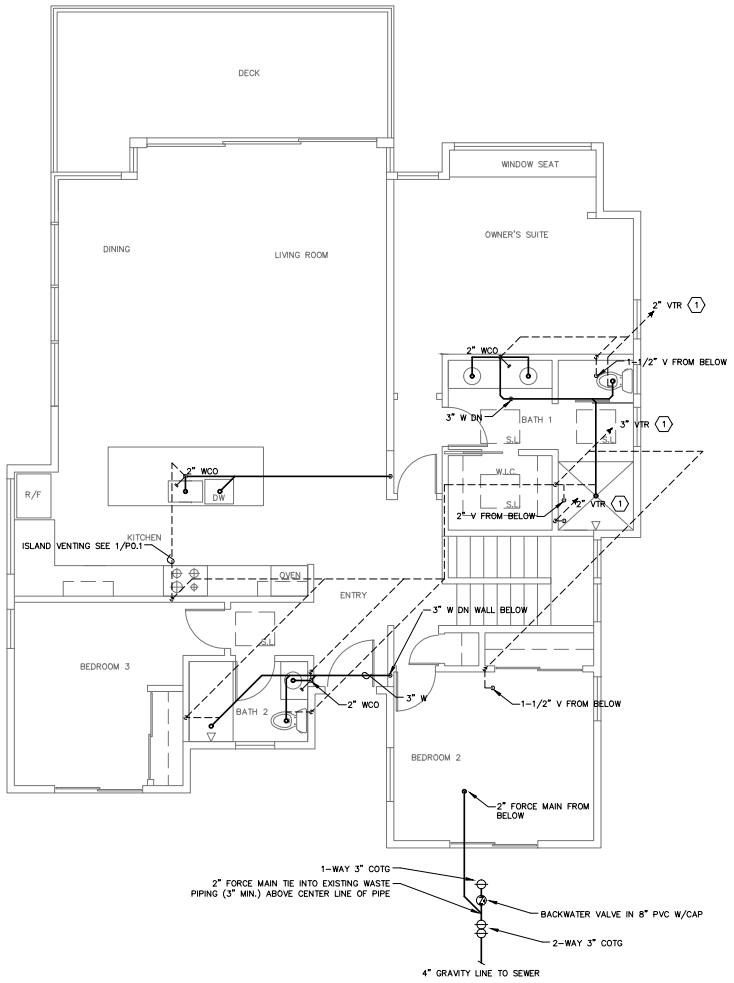
LOWER LEVEL WASTE & VENT PLAN

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Attachment 6

SHEET NOTES

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4. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
5. COORD FOUNDATION PENETRATIONS.



1 UPPER LEVEL WASTE & VENT PLAN

SCALE: 1/4" = 1'-0"

REVISIONS:	BY:

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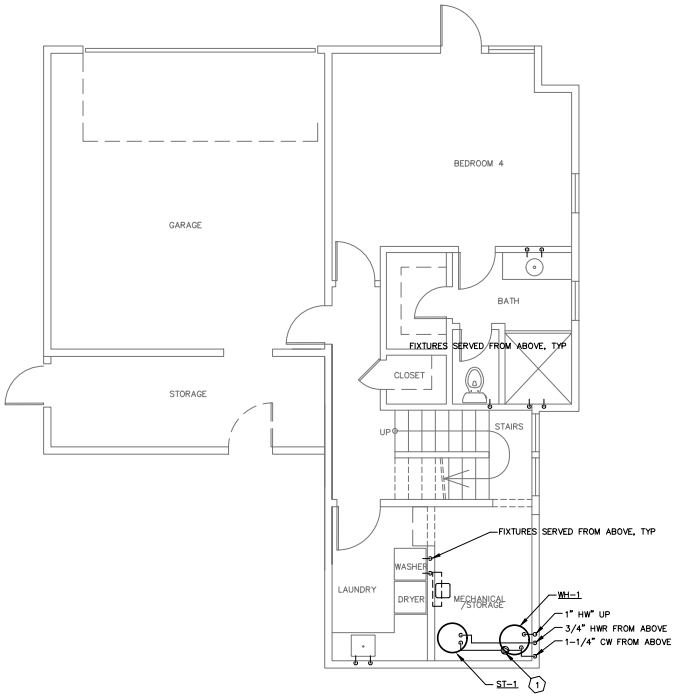
UPPER LEVEL WASTE & VENT PLAN

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SCALE: AS NOTED
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FILE NAME:
SHEET: P2.2
SHEET 6 OF 6 SHEETS

Attachment 6
PLN

SHEET NOTES

1. PROVIDE TACO GENIE ON COMMAND MODEL 008-CT-USK DHW RECIRCULATION SYSTEM. SYSTEM SHALL BE EQUIPED WITH WIRED MOTION SENSOR KIT 554-4 AT EA. BATHROOM AND WIRED INDIVIDUAL STARTER BUTTON 554-3 AT KITCHEN SINK.
2. PROVIDE TRAP PRIMERS AT ALL FLOOR DRAINS & FLOOR SINKS.
3. COORD ALL PIPING LAYOUTS W/DUCT SYSTEM AND ALL TRADES.
4. NOTE: ALL HOT AND COLD WATER PIPING BELOW SLAB SHALL BE TYPE K SOFT COPPER OR APPROVED PEX. NO JOINTS SHALL BE PERMITED BELOW SLAB. INSULATE WITH APPROVED BELOW SLAB INSULATION
5. NOTE: ALL GAS PIPING BELOW SLAB OR IN CONCEALED SPACES SHALL BE APPROVED FLEX TYPE APPROVED FOR APPLICATION, TRAC PIPE OR EQUAL. NO JOINTS SHALL BE PERMITED BELOW SLAB.
6. PROVIDE PROTECTIVE BOLLARD OR ELEVATE EQUIP ABOVE PATH OF VEHICLE PER CPC 507.13.1 AND CMC 307.1
7. PROVIDE 100 SQ. IN. NET FREE AREA FOR DRYER EXHAUST MAKEUP / COMBUSTION AIR PATH BY LOUVERED DOOR OR TRANSFER GRILL.
8. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 22 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.



1 LOWER LEVEL DOMESTIC WATER PLAN

SCALE: 1/4" = 1'-0"

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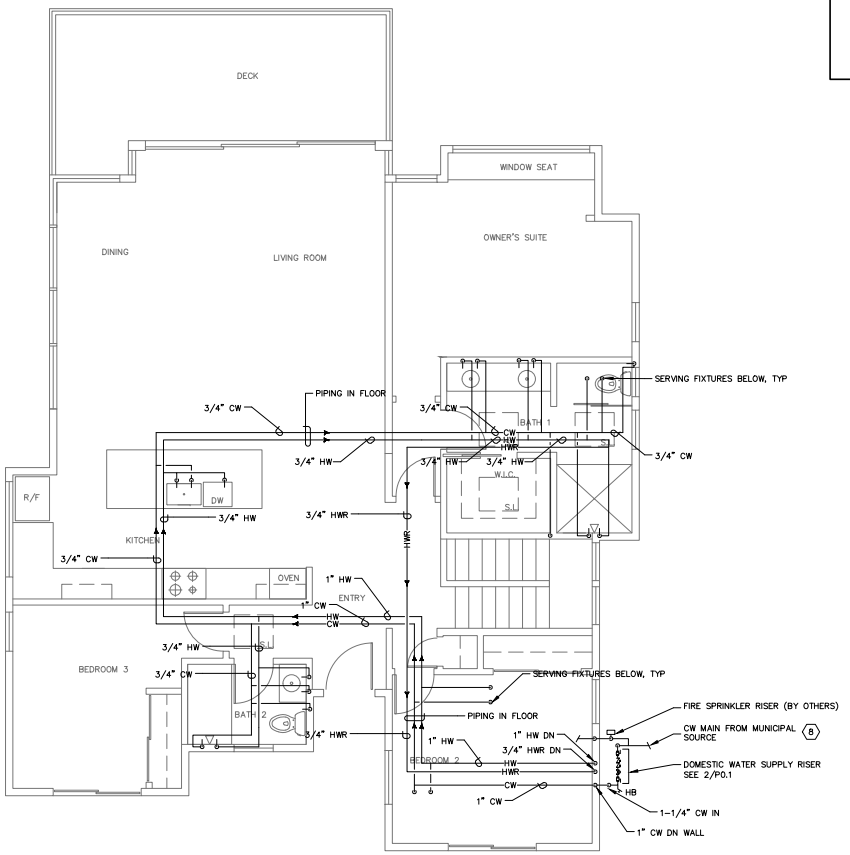
LOWER LEVEL DOMESTIC WATER PLAN

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SHEET OF SHEETS	

Attachment 6

SHEET NOTES

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7. PROVIDE 100 SQ. IN. NET FREE AREA FOR DRYER EXHAUST MAKEUP / COMBUSTION AIR PATH BY LOUVERED DOOR OR TRANSFER GRILL.
8. SITE MAIN & METER SIZE TO BE DETERMINED BASED ON COMBINED FIRE SPRINKLER DEMAND, DOMESTIC DEMAND AND IRRIGATION DEMAND. DOMESTIC DEMAND = 22 GPM @ 46 TO 60 PSI. SIZING IS BELOW 200FT THEREFORE SIZING IS BASED ON VELOCITY LIMITS FOR COPPER PIPING, 8 FT/SEC FOR CW AND 5 FT/SEC FOR HW.



1 UPPER LEVEL DOMESTIC WATER PLAN

SCALE: 1/4" = 1'-0"

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UPPER LEVEL DOMESTIC WATER PLAN

DATE: 01/12/22
SCALE: AS NOTED
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SHEET OF SHEETS

Attachment 6

Attachment 4

Attachment 9

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

March 9, 2022
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 21-211 (Rachleff):** Consideration of a CONCEPT Design Study for additions totaling 530 square feet to a 1,650 square-foot two-story residence located on a double frontage lot on San Antonio Avenue and Scenic Road 3 north of 13th Avenue in the Single-Family Residential (R-1), Archaeological Significance Overlay (AS), Park Overlay (P), Beach & Riparian Overlay (BR), and Coastal Commission Appeal Jurisdiction. APN 010-292-007-000

Application: DS 21-211 (Rachleff) **APN:** 010-292-007-000
Block:A5 **Lot:**5
Location: Scenic Road & San Antonio Avenue 3 North of 13th Avenue
Applicant: Braden Sterling, Architect **Property Owner:** Andrew S. and Debra S. Rachleff

Executive Summary:

The project is a substantial alteration of a nonconforming 1,650 square-foot two-story residence including additions totaling 530 square feet, a new detached garage on San Antonio, basement, and associated site improvements on a 4,622 square-foot lot. The residence was reviewed for historical significance and was ineligible for the Carmel Historic Inventory on December 29, 2020. No trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for additions totaling 530 square feet to a 1,650 square-foot two-story residence located on a double frontage lot on Scenic Road and San Antonio Avenue 3 north of 13th Avenue in the Single-Family Residential (R-1), Archaeological Significance (AS), Park (P), Beach & Riparian (BR), and Coastal Commission Appeal Jurisdiction Overlay Districts.

Background and Project Description:

The residence was designed by Thomas S. Elston, Jr. in the mid-century modern style for James W. Lawson and constructed in 1950. The residence has been highly altered and was ineligible for the local historic inventory. The residence is located in several zoning overlay districts, including the Beach and Riparian Overlay, and is legal-nonconforming with respect to building height. The maximum permitted building height in the overlay district is 18 feet, and the residence is 20 feet tall. The applicant is proposing a substantial remodel that preserves the existing nonconformity and adds 530 square feet of floor area to the residence, including a basement on the east side of the lot.

Staff Analysis:

Beach and Riparian Overlay (CMC 17.20.120 to .200): The purpose of the beach and riparian overlay is to ensure development is compatible with the public enjoyment of the City's coastal resources. In the event of conflicts between overlay districts, the regulations of this district shall prevail. The development shall be sited and designed to protect public views to and along the ocean and scenic coastal areas and be visually compatible with the character of the surrounding area. All utilities between the property and the source in the right-of-way shall be placed underground. A drainage system shall be provided to minimize erosion and runoff, and to infiltrate and filter stormwater prior to conveyance off-site.

Staff Response: The project site is developed with a two-story single-family residence. There is no existing public access through the property to the beach. Protection of private views is discussed below in the section, ***Privacy and Views***. Standard conditions of approval regarding undergrounding of service laterals and preparation of a drainage plan are typically included at final details but are included as Recommendation/Draft Condition of Approval No. 's 2 and 3 (Attachment 1). With the application of conditions of approval, the project is consistent with the purpose of the Beach and Riparian Overlay District.

Park Overlay (CMC 17.20.070 to .110): The purpose of the park overlay district is to implement the General Plan/Coastal Plan Land Use Plan and ensure the development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. Construction activity within the Park Overlay must adhere to the following standards: 1) the site design must include a drainage plan that is adequate to prevent erosion and excess runoff; 2) sites must be connected to the sanitary sewer system; 3) trees cannot be removed without written approval from the City Forester; 4) all construction must be set back 15 feet from a property line that also constitutes a park boundary; and, 5) the site design shall include a landscaping plan.

Staff Response: The project site is currently developed with a two-story single-family residence and is connected to the sanitary sewer system. Preparation of a preliminary drainage plan before final details review is included as Recommendation/Draft Condition of Approval No. 3 (Attachment 1). A preliminary landscape plan has been included with the Concept review (Attachment 3, Sheets L-1.0 thru L-3.0) and will be reviewed by the City Forester prior to final details review. No trees are proposed for removal, and the project site does not share a property line with a park boundary. With the application of conditions of approval, the project is consistent with the purpose of the Park Overlay District.

Archaeological Significance Overlay (CMC 17.20.020 to .060): Applications for new construction or additions, alterations, and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report (ARMR), prepared according to the guidelines established in CMC 17.32.060. Additionally, if any human remains are found at any time during construction, work shall stop, and the applicant or his/her agent on the site shall immediately notify the Monterey County Coroner in compliance with applicable State requirements.

Staff Response: The project site is developed with a two-story single-family residence surrounded by other single-family homes. The proposed residence is substantially the same footprint as the existing home. Therefore, an ARMR is not required as existing development has already disturbed the ground. In addition, a standard condition of approval regarding the unearthing of human remains is typically included at final details but has also been included as Recommendation/Draft Condition of Approval No. 4 (Attachment 1). With the application of conditions of approval, the project is consistent with the purpose of the Archaeological Significance Overlay District.

Coastal Commission Appeal Jurisdiction Overlay: The project site is within the Coastal Commission Appeal Jurisdiction. After all local remedies have been exhausted, the project may be appealed by any aggrieved party to the Coastal Commission for consideration. The grounds for appeal are limited to an allegation that the project does not conform to the City's certified Local Coastal Program or the public access policies outlined in the Coastal Act.

Legal Nonconforming Status
The existing two-story residence is legal-nonconforming with respect to building height. The Beach & Riparian Overlay District restricts the height of structures to 18 feet, and the residence is 20 feet. Therefore, the following code sections apply to the project:

CMC 17.36.020.A. *A building or structure that was lawfully established, but does not conform to existing zoning regulations, shall be deemed a* ***nonconforming structure*** *and may be used and maintained as provided in this chapter* [17.36].

CMC 17.36.030.A & B. *A lawful nonconforming structure may be* ***maintained, repaired, or altered*** *as long as such maintenance, repair, or alteration* ***does not increase the nonconformity*** *and all work performed conforms to all of the requirements of this chapter.* And, *alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited.*

CMC 17.36.040.D & E. *The* ***demolition*** *of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures.* And, *the* ***substantial alteration*** *of any nonconforming building or structure,* ***that includes removal of any nonconforming building element or structural element****, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.*

Recommendation/Draft Condition of Approval No. 5 states, *If the existing second-story ridge beam or structural roof framing is removed, the height of the building shall be lowered to a maximum of 18 feet from existing or final grade, whichever is more restrictive.* With the application of conditions, the project is consistent with chapter 17.36, nonconforming uses and buildings.

The following is an analysis of the project's consistency with the Residential Design Guidelines.

Forest Character: *Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.*

Staff Response: The City Forester identified seven Monterey cypress trees on the property. Six trees are rated significant and one not significant (tree no. 3). The zoning code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects if needed. Therefore, the City Forester recommends planting three lower canopy trees. This requirement is included as Recommendation/Draft Condition of Approval No. 6 (Attachment 1). With the application of conditions of approval, the project meets the objectives of forest character.

Privacy and Views: *Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.*

Staff Response: The project includes minor window modifications on the north elevation. The proposed windows are modest and located on the first floor except for one taller window located at the internal staircase connecting the first and second floors. Staff does not anticipate a privacy impact to the northern neighbor. As of the writing of this report, staff has not been contacted by the north neighbor regarding any privacy concerns.

On the south elevation, the applicant is proposing to replace the modest-sized windows with larger expanses of glass. However, staff did not identify any potential privacy impacts to the southern neighbor, and as of the writing of this report, staff has not been contacted by the southern neighbor. Recommendation/Draft Condition of Approval No. 7 requires submittal of a window schedule prior to final details review (Attachment 1).

Staff did not identify any view impacts and, as of the writing of this report, has not been contacted by any neighbors with view impact concerns. The existing 471 square-foot second floor would remain in the current location with a slight reduction in floor area (34 square feet) by excluding the square footage of the internal staircase connecting the first and second floors. To preserve the nonconformity, the existing roof structure must be retained in its current form. Removal of the ridge beam or structural members of the roof would require that the height of the residence be reduced from 20 feet to 18 feet.

A 150 square-foot second-floor master deck is proposed on the south and east sides of the residence. The deck is proposed to have a glass railing on the south side and a solid railing on the east side. This deck could pose a privacy impact to the southern neighbor; however, it is difficult to tell whether the deck would provide views into the southern neighbor's residence with the amount of existing vegetation. As of the writing of this report, staff has not been contacted by the southern neighbor.

With the application of conditions of approval, the project meets the objectives of privacy and views.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimizing the amount of paved surface for a driveway; positioning garages to maximize open space, views and privacy; and, minimizing visual impacts.*

Staff Response: The existing 399 square-foot attached garage is accessed from San Antonio Avenue and would be demolished and replaced with a 237 square-foot detached garage. The minimum square footage for required parking is 200 square feet. The garage would maintain a 15-foot setback from the front property line on San Antonio Avenue, would be 20 feet deep, and both 11 feet, 10 inches wide and tall. As proposed, the garage presents as a subordinate structure to the residence. The driveway design consists of impermeable stepping stone paving blocks spaced at equal intervals to allow water to permeate the soil between the stones. As proposed, the garage and driveway meet the requirements for parking and access.

Garage Finish Details: The garage is proposed to be finished with a combination of board-formed concrete and horizontal aged cedar siding. The roof is proposed to be a combination of flat and gable roof forms, with an awning over the garage door. The front and rear gables are proposed to have cedar in-lay roof louvers. The gable roof material is proposed to be standing seam metal in a bronze color. Recommendation/Draft Condition of Approval No. 8 requires that a 3-dimensional colored rendering of the San Antonio Avenue streetscape be provided before final details review.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.*

Staff Response: The existing two-story residence would not substantially change in massing. Due to the nonconforming building height, the second story would remain in its current location and form except for the addition of the master deck on the south elevation. The additions would occur on the first floor and a new 416 square-foot basement level that would be entirely below grade. The project is consistent with the objectives of mass and bulk.

Building and Roof Form: *Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale.*

Staff Response: The existing building form is irregular in plan, and this would not change substantially with the proposed additions/alterations. A recess in the building wall on the north elevation would be filled in, and the entry courtyard on the south elevation would be replaced with new floor area (Attachment 3, Sheet A-1.1).

The gable roof form on the first floor and cross gable on the second floor would remain largely the same. Recommendation/Draft Condition of Approval No. 9 requires the applicant to provide an existing and proposed roof plan with roof pitch callouts before final details review (Attachment 1). The roof eaves vary in depth from 15 inches to 3 feet and are differentiated from the metal roof with cedar in-lay roof louvers. With the application of conditions of approval, the project meets the objectives of building and roof form.

Right-of-way Character: *Residential Design Guidelines 1.5 through 1.7 encourages maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.*

Staff Response: As a double frontage lot, the property has right-of-way on San Antonio Avenue and Scenic Road, both of which are attractively landscaped. The right-of-way on San Antonio Avenue provides for off-street parking. Large rocks loosely define the edge of the parking area. The Monterey cypress trees are located on the project site. The Scenic Road frontage is sloped and includes a mix of plants as well as a few large boulders and a stepping stone path. No parking is permitted at this location on Scenic Road. The preliminary landscape plan submitted for Concept review does not identify the existing landscaping in the right-of-way or any proposed changes. Recommendation/Draft Condition of Approval No. 10 requires all right-of-way encroachments to be removed before Planning final inspection after construction (Attachment 1). With the application of conditions of approval, the project is consistent with the objectives of right-of-way character.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture. In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."*

Staff Response: The landscape lighting proposed includes two drive lights on the north side of the driveway on San Antonio Avenue and nine wall-mounted path lights. The drive lights are mounted flush with the ground, shielded, and direct light horizontally to illuminate the driveway's surface. The LED light is 3 watts and is expected to be less than the 225 lumens permitted for landscape lighting; however, the lumen level was not included. Recommendation/Draft Condition of Approval No. 11 requires additional lighting information be provided for final details review. The wall-mounted path light is a 3.4 watt LED that emits 9 lumens. Wall-mounted lighting at the residence's exterior doors will be provided at the final details review.

***Fencing/Walls/Gate*:** Residential Design Guidelines 11.1 through 11.7 encourage *designing without a fence or wall along the street frontage; respecting the neighborhood context when designing a fence or wall; preserving the open space resources of the immediate neighborhood; designing garden walls to be low in scale with a matte, masonry finish; and, gates that create a sense of entry by distinguishing them from an adjoining fence or wall.*

Staff Response: The preliminary landscape plan identifies a new 6-foot high metal wall and powder-coated metal entry gate on the San Antonio Avenue frontage. Recommendation/Draft Condition of Approval No. 12 requires additional details for the wall and gate to be provided at the final details review. The existing wood fence is proposed to remain on the Scenic Road frontage and a new 48-inch tall gate installed on the north end. 48-inch high "fence infill side panels" are proposed at the middle portion of the fence. Recommendation/Draft Condition of Approval No. 13 requires additional details for the fence panels and gate to be provided at final details review.

***Site Coverage*:** Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include *gravel, spaced decking, and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors*. Impermeable materials include *asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools*.

Carmel Municipal Code Section 17.10.030.C.2 (Nonconforming Site Coverage) states that sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may only add floor area when 1) the site complies with the R-1 district tree density provisions, and there is sufficient space to protect root zones and provide for new growth; and 2) excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with site coverage limits, whichever is less.

Staff Response: The site is nonconforming concerning site coverage. Maximum permitted site coverage is 630 square feet if 315 square feet is permeable/semi-permeable and the site contains 1,726 square feet of site coverage, all of which is impermeable. Based on a net increase in floor area of 530 square feet, the project is required to reduce site coverage by 1,060 square feet. The applicant is proposing 239 square feet of impermeable site coverage and 403 square feet of permeable/semi-permeable site coverage for a total of 642 square feet, a reduction of 1,084 square feet. As proposed, the project meets the requirements of site coverage.

Skylights: No skylights are proposed as part of this project.

Other Project Components:

Staff recommends pursuant to CEQA regulations, the application be found "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Final Details hearing.

Attachment 1 - Resolution 2022-XX-PC
Attachment 2 - Project Data Table
Attachment 3 - Project Plans

RACHLEFF RESIDENCE

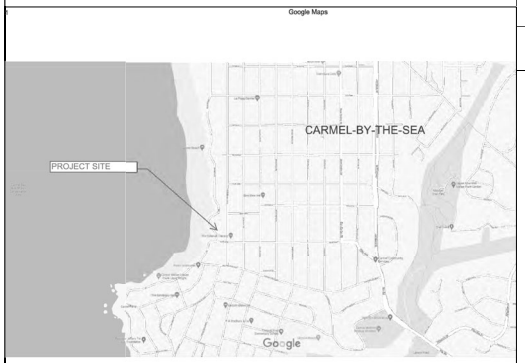
SCENIC ROAD, 3NE 13TH AVENUE
CARMEL-BY-THE-SEA

A.P.N. 010-292-007

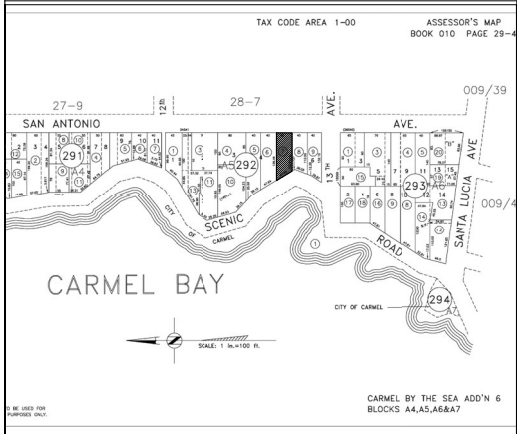
SYMBOLS LEGEND

- INTERIOR ELEVATION INDEX SYMBOL SHOWING SHEET AND LAYOUT NUMBER FOR WALL ELEVATIONS CORRESPONDING TO THE 1,2,3 AND 4 VIEW DIRECTIONS
- DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW LETTER, SEE WINDOW SCHEDULE
- DETAIL CUT, SEE SHEETS INDICATED
- PLAN KEYNOTES, SEE SHEET A8.2

VICINITY MAP



PARCEL MAP



PROJECT DESCRIPTION

ADDITION TO EXISTING 2 STORY, 1650 S.F. SINGLE FAMILY RESIDENCE, INCLUDING NEW 416 S.F. BASEMENT. CHANGE IN EXTERIOR MATERIALS AND NEW WINDOWS AND DOORS. NEW LANDSCAPING AND SITE ELEMENTS.

SQUARE FOOT ANALYSIS

MAX. FLOOR AREA STANDARDS:	
LOT SIZE:	4622 S.F.
BASE FLOOR AREA:	2022 S.F.

EXISTING FLOOR AREA TABULATION:	
MAIN LEVEL:	780 S.F.
UPPER LEVEL:	471 S.F.
GARAGE:	399 S.F.
TOTAL EXISTING FLOOR AREA:	1650 S.F.

PROPOSED FLOOR AREA TABULATION:		
EXISTING MAIN LEVEL:	780 S.F.	
MAIN LEVEL ADDITION:	410 S.F.	
PROPOSED UPPER LEVEL:	437 S.F.	(-34 S.F.)
PROPOSED GARAGE:	237 S.F.	
FLOOR AREA ABOVE GROUND:	1864 S.F.	
BASE FLOOR AREA IN BASEMENT:	158 S.F.	
BONUS #1 BASEMENT FLOOR AREA:	100 S.F.	
BONUS #2 BASEMENT FLOOR AREA:	158 S.F.	
TOTAL PROPOSED FLOOR AREA:	2280 S.F.	

SITE COVERAGE:	
LOT SIZE:	4622 S.F.
22% OF BASE FLOOR AREA:	445 S.F.
EXISTING SITE COVERAGE:	1726 S.F.
NET ADDITION 2280-100-1650	530 S.F.
REQ. SITE COV. REDUCTION 530X2	-1060 S.F.
ALLOWABLE SITE COVERAGE	666 S.F.

EXISTING SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERM. AREA	PERM. AREA
WEST SIDEWALK	195 S.F.	
DECK & STEPS	292 S.F.	
SOUTH BRICK PATIO	629 S.F.	
CONCRETE LANDINGS	26 S.F.	
CONC. STEPPING STONES	12 S.F.	
CONCRETE DRIVEWAY	572 S.F.	
EXISTING TOTAL	1726 S.F.	

PROPOSED SITE COVERAGE TABULATION:		
SITE ELEMENT	IMPERM. AREA	PERM. AREA
DRIVEWAY	65 S.F.	
ENTRY WALK	122 S.F.	
ENTRY STEPS	52 S.F.	
BRIDGE SPACED DECKING		65 S.F.
WEST TERRACE		338 S.F.
SUBTOTAL	239 S.F.	403 S.F.
PROPOSED TOTAL		642 S.F.

ZONING DATA/BUILDING CODE

A.P.N.:	010-292-007, POR. LOT 5, BLK A-5
LOT SIZE.:	4622 S.F.
ZONING:	R-1, PARK OVERLAY, BEACH OVERLAY
OCCUPANCY GROUP:	R-3
DESCRIPTION OF USE:	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE V-B
SPRINKLERS:	NO
STORIES:	2 W/ BASEMENT
HEIGHT LIMIT:	18'-0"
BUILDING HEIGHT:	20'-0" (EXISTING - NO CHANGE)
TREE REMOVAL:	NONE
PARKING REQUIRED:	1 SPACE
PARKING PROVIDED:	1 COVERED
GRADING:	NONE
WATER PROVIDER:	CAL-AM WATER
SEWER PROVIDER:	CAWD
FIRE DEPARTMENT:	CARMEL FIRE DEPARTMENT

GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH 2019 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE: CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC) CALIFORNIA ENERGY CODE (CEnC) AND CALIFORNIA GREEN CODE (CalGreen).

2. CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4.

3. PRIOR TO BUILDING PERMIT FINAL APPROVAL, T HE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.

PROJECT DIRECTORY

SITE ADDRESS: SCENIC ROAD, 3NE 13TH AVENUE
CARMEL-BY-THE-SEA

OWNER: ANDREW & DEBRA RACHLEFF
1125 WESTRIDGE DRIVE
PORTOLA VALLEY, CA 94028

ARCHITECTURE: STERLING|HUDDLESON ARCHITECTURE
P.O. BOX 221092
CARMEL, CA 93923
831.624.4363

SHEET INDEX

SHEET NO.	DESCRIPTION
T-1.1	PROJECT DATA, DRAWING INDEX, VICINITY MAP
A-1.0	TOPOGRAPHIC SURVEY
A-1.1	SITE PLAN
A-1.1.1	GRADING QUANTITIES
A-1.2	SITE ASSESSMENT
LANDSCAPE:	
L1.0	LANDSCAPE SITE PLAN
L2.0	LANDSCAPE LIGHTING PLAN
L3.0	PLANTING PALETTE
ARCHITECTURAL:	
A-2.0	EXISTING FLOOR PLANS
D-2.0	DEMOLITION PLAN
A-2.1	PROPOSED FLOOR PLANS
A-3.1	PROPOSED ROOF PLAN
A-5.1	PROPOSED BUILDING SECTIONS
A-6.0	EXISTING EXTERIOR ELEVATIONS
A-6.1	PROPOSED EXTERIOR ELEVATIONS
A-6.2	EXISTING AND PROPOSED STREETSCAPE
A-6.3	EXISTING AND PROPOSED STREETSCAPE

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P.O. BOX 221092
CARMEL, CA. 93922
TEL. 831.624.4363
www.sterlinghuddleson.com

RACHLEFF RESIDENCE
SCENIC ROAD, 3NE 13TH
CARMEL-BY-THE-SEA, CA 93921
A.P.N. 010-292-007

Prepared by:

PRELIMINARY

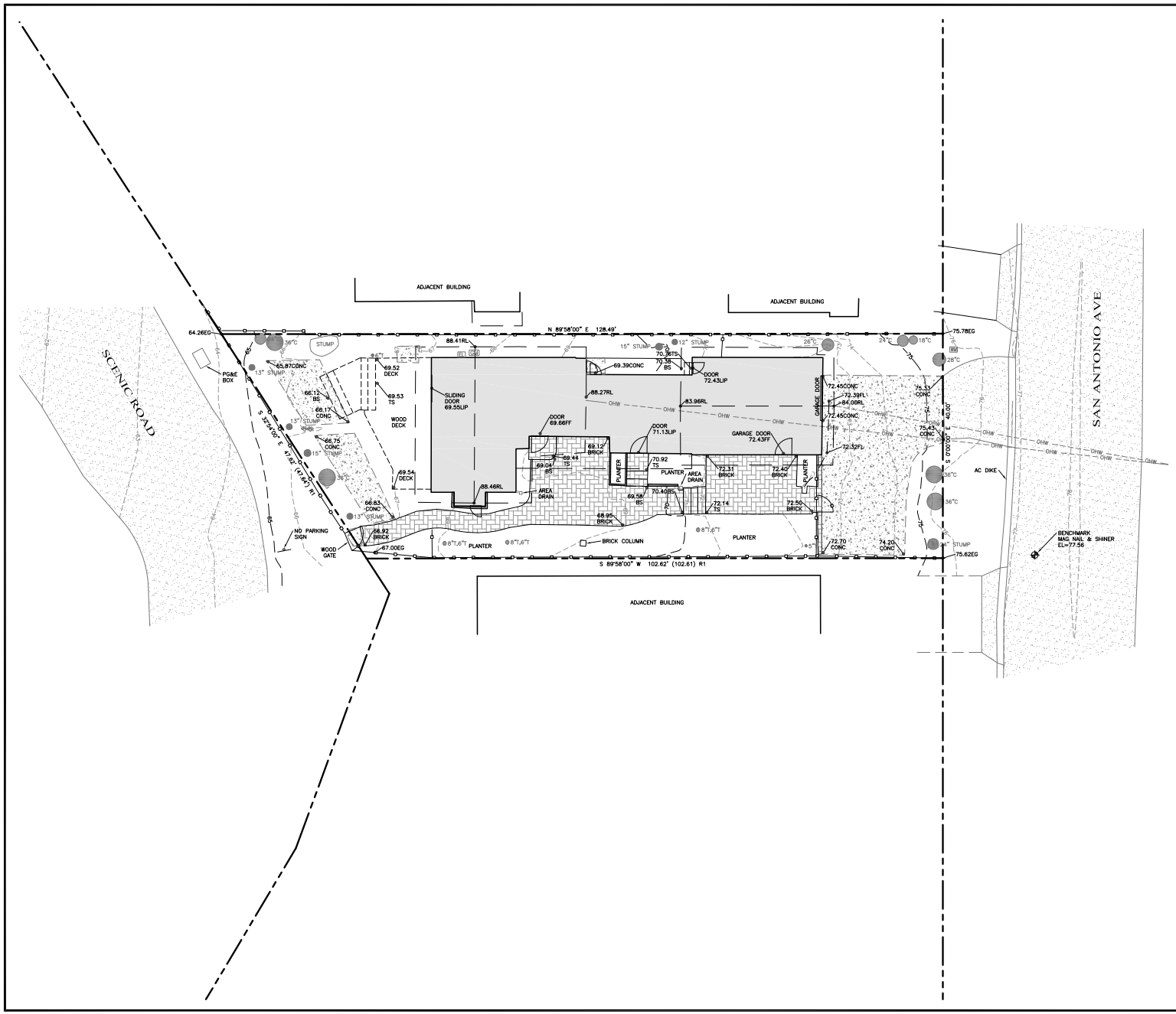
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Action:
01.26.22 PLANNING SUBMITTAL

Date: 01.25.22
Scale: NONE
Drawn:
Description: TITLE SHEET

Sheet: T-1.1

Attachment 9



LEGEND

- PROPERTY LINE
- WOOD FENCE
- OHW — OVERHEAD WIRE
- 80 — MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING OVERHANG

- WM WATER METER
- WATER VALVE
- IRRIGATION CONTROL
- FIRE HYDRANT
- HOSE BIB
- UTILITY POLE
- EL ELECTRICAL METER
- GAS VALVE
- GM GAS METER
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- SEWER CLEANOUT
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80.00 → SPOT ELEVATION

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TW	TOP OF WALL
TYP	TYPICAL

- CONCRETE
- AC PAVEMENT
- BRICK PAVERS

8 0 4 8 16
1" = 8'

NOTES:

1. N 01°02'03" E 45.67' DENOTES MEASURED DATA
( ) R1 = RECORD DATA PER DOCUMENT: 2018035930

2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.

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9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAG NAIL & SHINER ON SAN ANTONIO AVENUE AS SHOWN HEREON, HAVING AN ELEVATION OF 77.56, BASED ON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JANUARY 2021.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR
Exp. 12-31-21
No. 8367
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J STONE
No. 59985
Exp. 12-31-21
CIVIL
STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite 6, Monterey, California 93940
P: 831.655.2723 F: 831.655.3426
LandSengineers.com

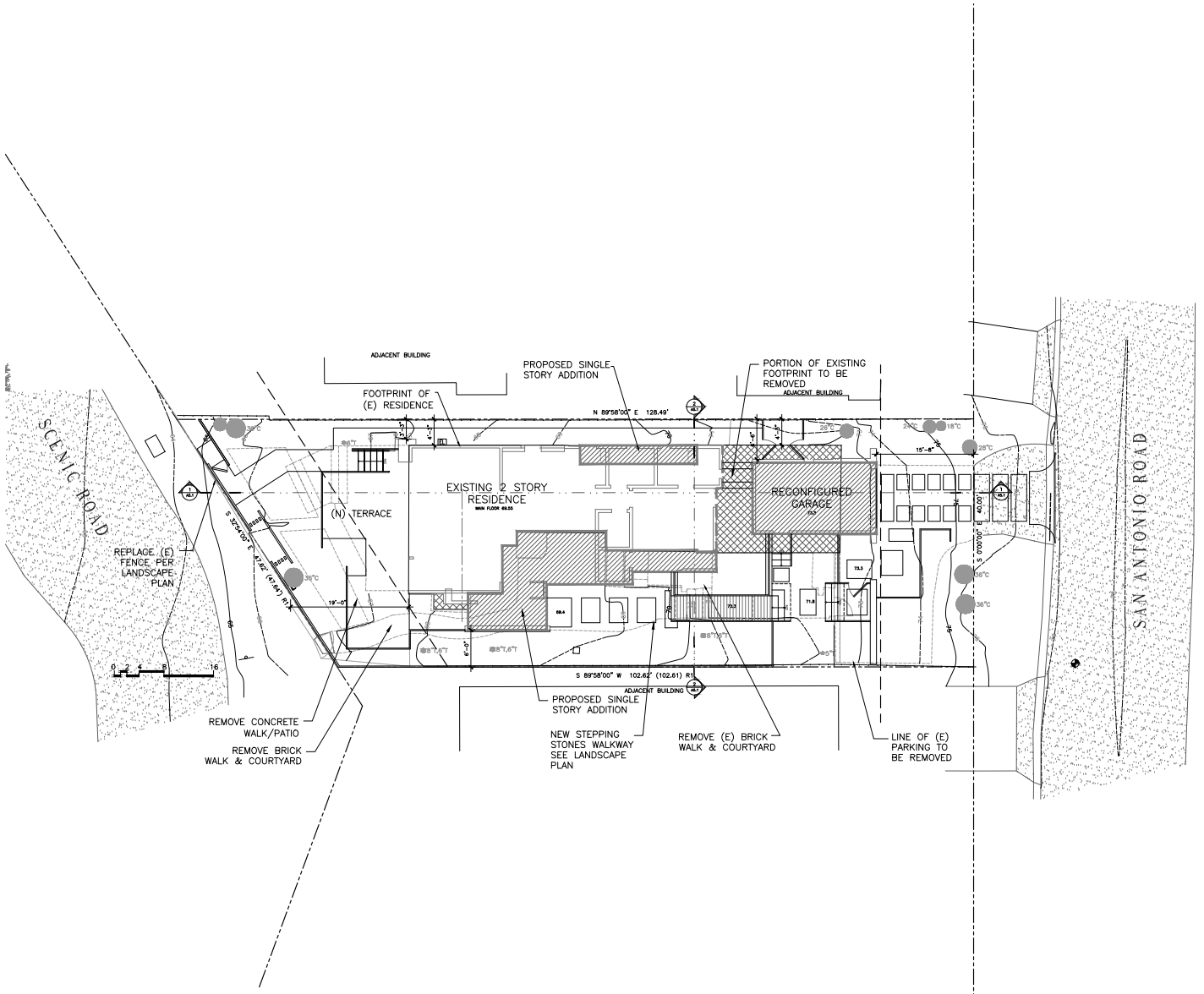
DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 1/22/21
SCALE: 1" = 8'
JOB NUMBER: 20-81
LAST REVISED:
REVISED BY:

PREPARED FOR:
STERLING | HUDDLESON ARCHITECTURE

TOPOGRAPHIC SURVEY
SCENIC ROAD 3NE OF 13TH
CARMEL BY THE SEA, CA 93923
APN: 010-292-007

SHEET 1 OF 1 SHEET

Attachment 10



PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

STERLING | HUDDLESON

P.O. BOX 221092
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TEL. 831.624.4363

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RACHLEFF RESIDENCE

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Action:

01.26.22	PLANNING SUBMITTAL

Date: 10.14.2021

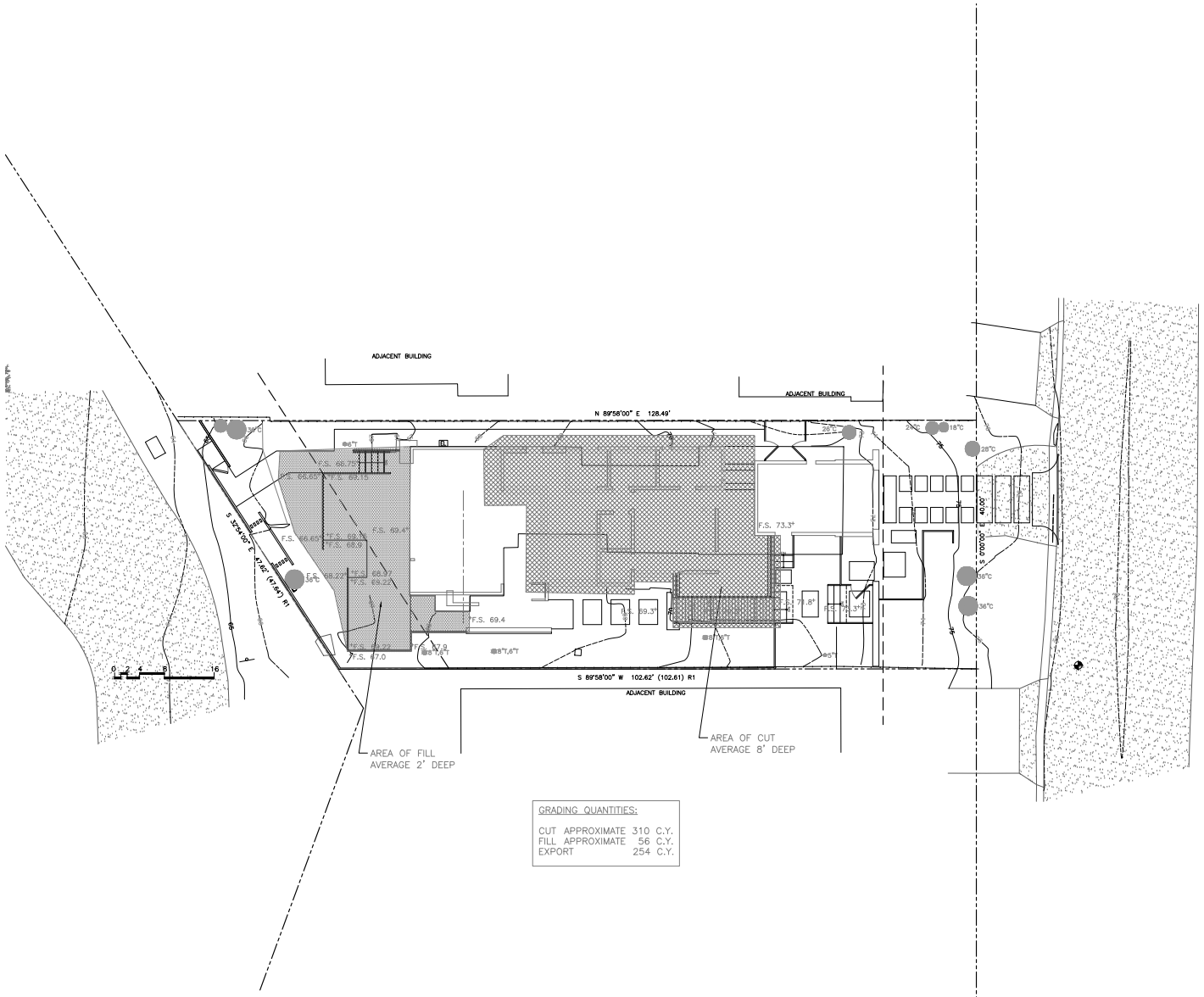
Scale: 1/8"= 1'-0"

Drawn:

Description: PROPOSED SITE PLAN

Sheet: A1.1

Attachment 1



GRADING QUANTITIES:

CUT APPROXIMATE	310 C.Y.
FILL APPROXIMATE	56 C.Y.
EXPORT	254 C.Y.

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

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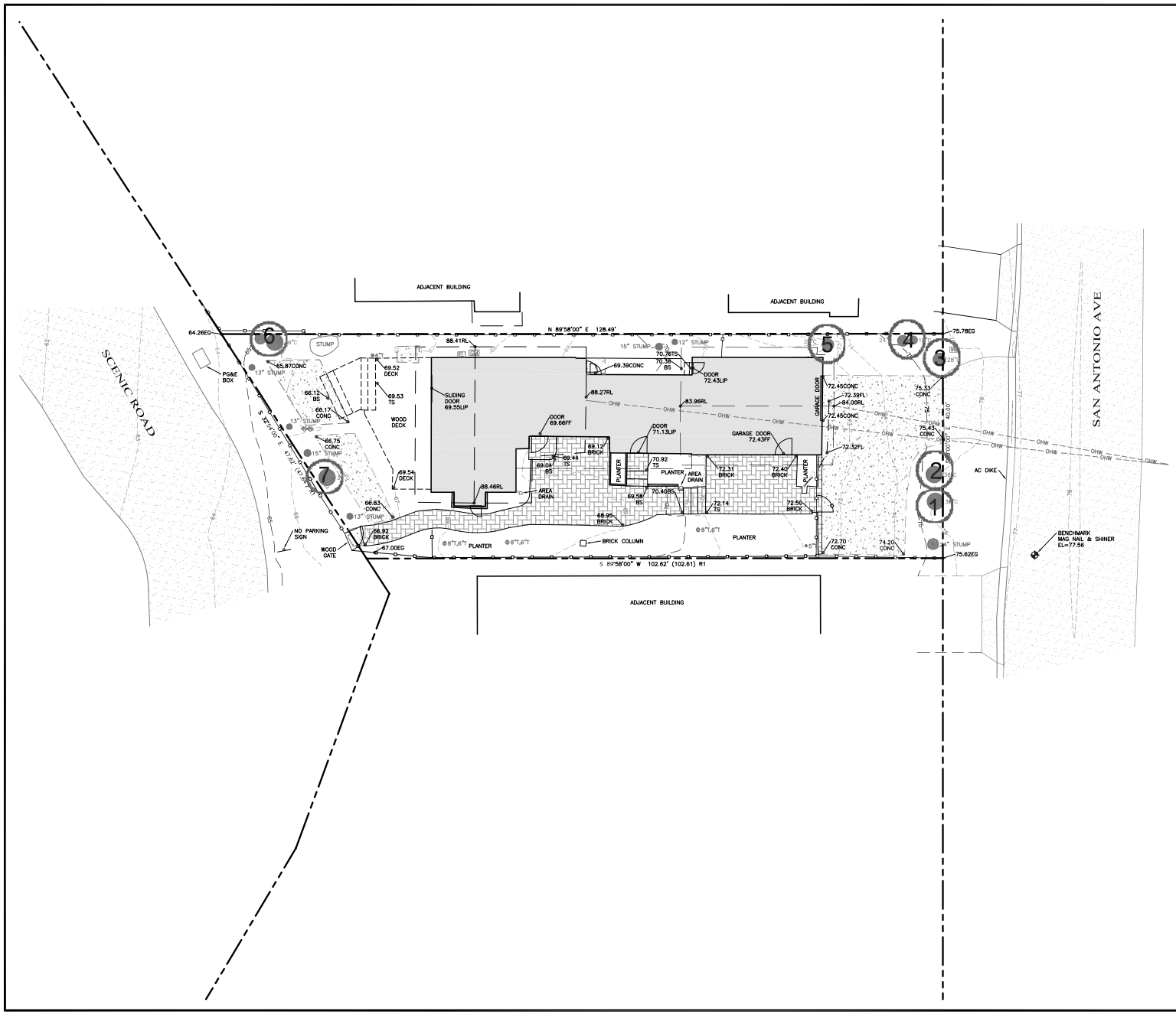
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Drawn:

Description: PROPOSED GRADING QUANTITIES

Sheet: A1.1.1

Attachment 10



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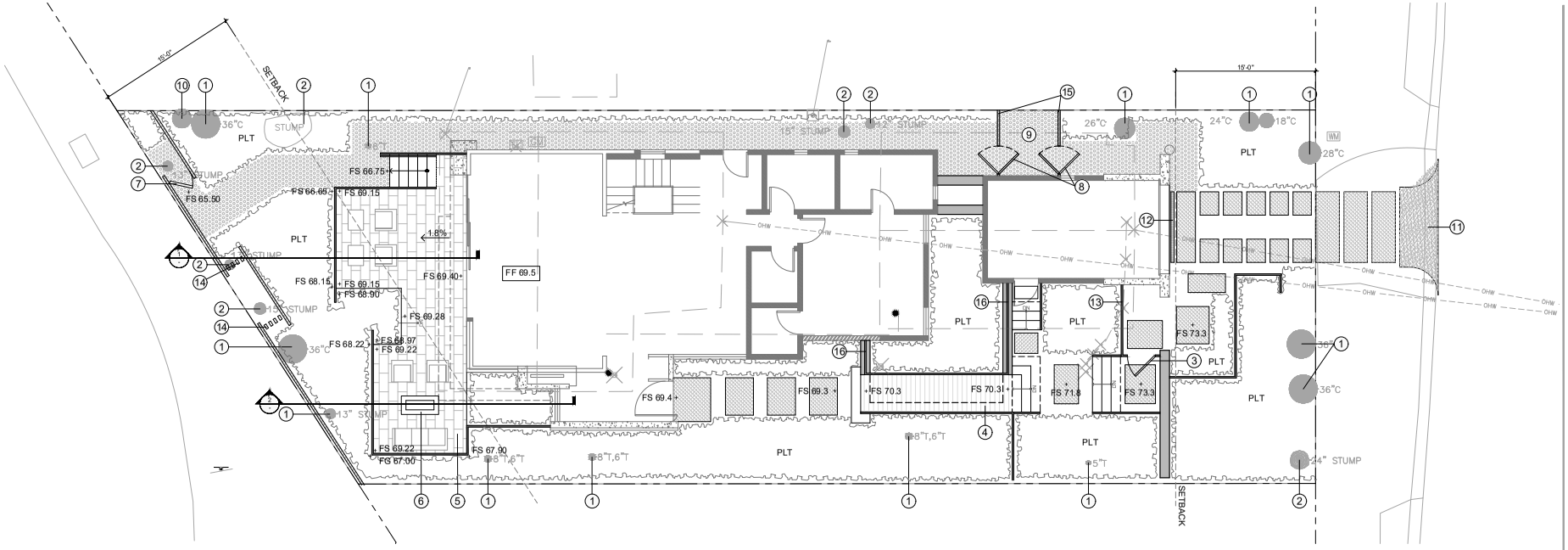
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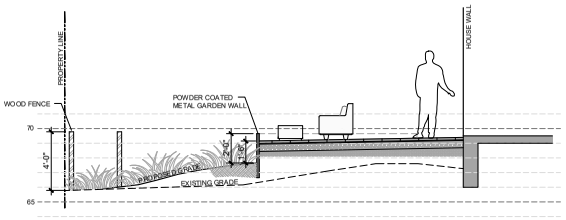
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CARMEL BY THE SEA, CA 93923
APN: 010-292-007

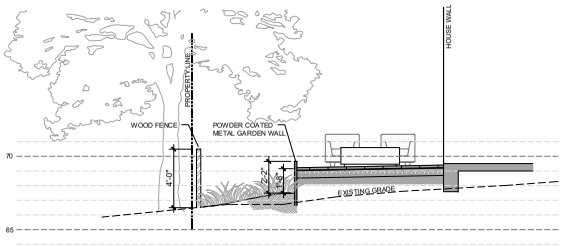
SHEET 1 OF 1 SHEET

Attachment 10





1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

LEGEND

- Stepping Stone Paving Blocks
- Sand Set Stone Paving: 12 x 24 pavers sand-set over permeable base.
- Mulch
- Stone Steps
- Wall: 6' high board formed concrete to match architectural caoncrete walls.
- Powder Coated Metal Garden Wall: 30" high +/-. Unless otherwise noted.
- Wood Fence: 48" high
- PLT Planting Area
- FS Finish Surface - Paving
- FG Finish Grade - Planting or Mulch

REFERENCE NOTES

1. Existing Tree: To remain
2. Existing Stump: To be removed
3. Entry Gate: 6' high powder-coated metal.
4. Entry Bridge Over lower garden with guardrail on either side
5. Built-in Seat
6. Gas Burning Firepit
7. Wood Gate: 48" high to match fencing along Scenic
8. Wood Gate: 6' high to match fence
9. Trash Enclosure
10. Existing Dead Cypress: To be removed
11. Asphalt Drive Apron: Extend minimum 4' from edge of existing road edge
12. Trench Drain: With ornamental grate
13. Metal Wall: To be 6' high
14. Fence Infill Side Panels: 48" high
15. Trash Enclosure Fence: To be 6' high, wood.
16. Extend guardrail to building wall

ALLOWABLE SITE COVERAGE

ALLOWABLE SITE COVERAGE: (Per City Plan Response Notes)	642 SF

PROPOSED LOT COVERAGE

	AREA (SF)	
IMPERMEABLE		
DRIVEWAY (IMPERMEABLE)	65 SF	
ENTRY WALK (IMPERMEABLE)	122 SF	
ENTRY STEPS (IMPERMEABLE)	52 SF	
SUBTOTAL - *IMPERMEABLE*	239 SF	37%
PERMEABLE		
ENTRY BRIDGE (PERMEABLE)	65 SF	
WEST TERRACE (PERMEABLE)	338 SF	
SUBTOTAL - *PERMEABLE*	403 SF	63%
TOTAL PROPOSED SITE COVERAGE:	642 SF	

TREE REQUIREMENT

Lot Size: 4,622 Sf

REQUIRED	
Upper Canopy Trees	4
Lower Canopy Trees	3
EXISTING	
Upper Canopy Trees	8
Lower Canopy Trees	5

No additional trees to be planted.

SCALE: 3/16"= 1'-0"
0 4 8 16

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
RACHLEFF BEACH HOUSE

PROJECT ADDRESS:
SCENIC ROAD, 3NE 13TH
CARMEL-BY-THE-SEA, CA

APN: 010-292-007

ISSUANCE:
PLANNING APPLICATION

PROJECT NO: 2021-31
DATE: 01/24/2022

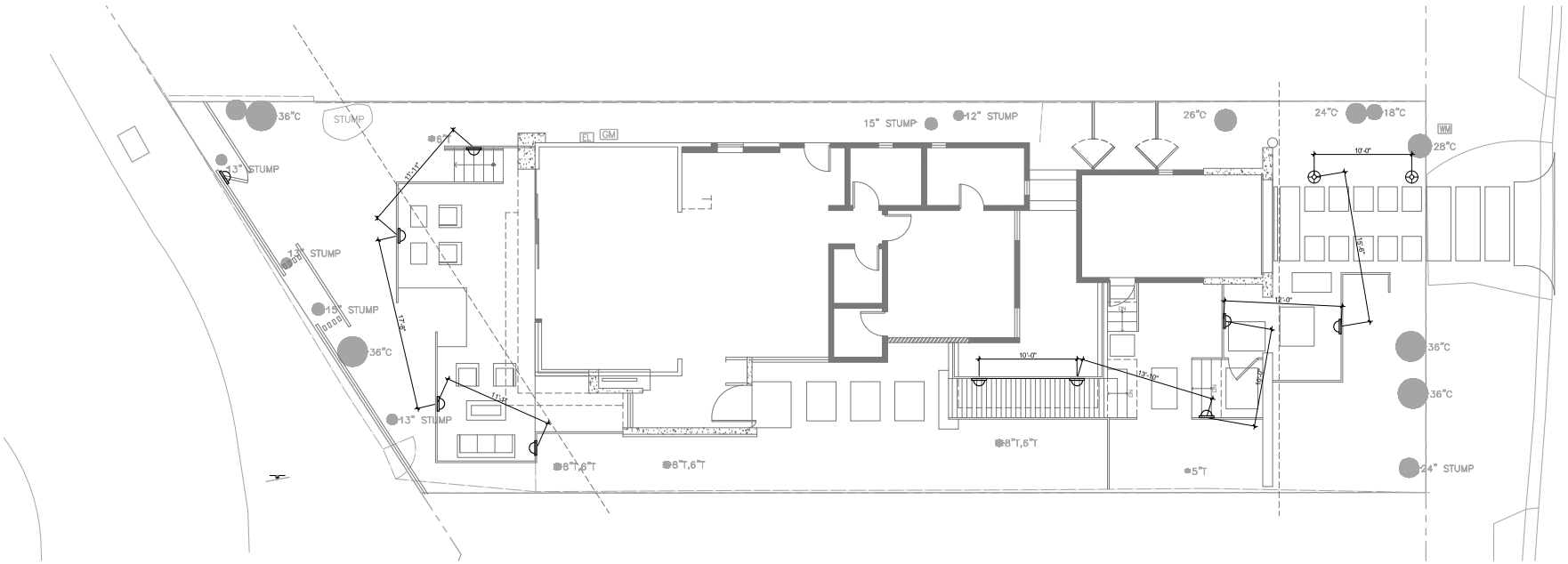
REVISIONS:
NO. DATE DESCRIPTION

SHEET NAME:
Site Plan

SHEET NO:
L-1.0

Attachment 10

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MINI DRIVESTAR SURFACE (REMOTE TRANSFORMER) IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

CATALOG/NUMBER LOGIC
Example: ff0 - LED - e/1 - S - SAP - 1 - A
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
SERIES
MD - Mini Micro DriveStar
SOURCE
LED - Solid State System with Integral Non-Dimming Driver*
LED TYPE
e/0 - 3W LED/2700K e/2 - 3W LED/4000K
e/1 - 3W LCD/3000K e/3 - 3W LED/Amber
INSTALLATION
S - Surface
FINISH (See page 2 for full-color swatches)
Standard finishes (BZ/, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AWG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS SMG, TXF, WCP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
OPTICAL 3PENINGS
1 - Single
2 - 2 @ 18/"
4 - 4 @ 90
FACEPLA'E STYLE
A - Solid
B - Round accent

*Use with remote 05VAC Magnetic Transformer.

B-K LIGHTING MADE IN THE JSA 559.438.5400 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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10/10/2020 BSD-728
SUB00/1008

1 Drive Light - BK Mini Drivestar
NTS

LED recessed wall - shielded

BEGA

Application
Designed for low mounting heights for interior and exterior locations, the shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and footpaths.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Faceplate constructed of 316 grade machined stainless steel
Clear safety glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	3.4W
System wattage	4.9W
Controllability	0-10V dimmable
Color rendering index	Ra> 80
Lumen maintenance	9 hours at (D5000)
Lifetime at Ta=25° C	50,000 h (L70

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3 (EXPRESS)**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
#4 brushed stainless steel.
Custom colors are not available.
Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its lustre and prevent tarnishing or the appearance of rust like stains.

Type:
BEGA Product:
Project:
Modified:

Available Accessories
☐ **19535** Concrete protection cover
See individual accessory spec sheet for details.





LED recessed wall - shielded					
	LED		A	B	C
22135	3.4 W		7⅞	3⅞	4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Version 07/09/19

2 Wall Light - Bega Recessed
NTS

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
⊕	Drive Light	BK Mini Drivestar	3W LED	See (1/L-2.0)
▽	Wall Light	Bega Recessed 22 135	3.4W LED	See (2/L-2.0)

GENERAL NOTES

1. All site lights to be spaced a minimum of 10' apart.
2. Landscape lights to be mounted no higher than 18" above the ground.
3. Site lights shall be less than 15 watts per fixture, approximately 225 lumens.

LAMP WATTAGE TO LUMEN OUTPUT

INCANDESCENT BULB	LED BULB	LUMENS
25 W	3 - 5W	250
40 W	6 - 9W	450
60 W	8 - 15W	800
75 W	12 - 17W	1100
100 W	15 - 19W	1600
125 W	20 - 25W	1850
150 W	Up to 30W	2600

SCALE: 3/16"= 1'-0"
0 4 8 16

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
RACHLEFF BEACH HOUSE

PROJECT ADDRESS:
SCENIC ROAD, 3NE 13TH
CARMEL-BY-THE-SEA, CA
APN: 010-292-007

ISSUANCE:
PLANNING APPLICATION

PROJECT NO: 2021-31
DATE: 01/24/2022

REVISIONS:
NO. DATE DESCRIPTION

SHEET NAME:
Lighting Plan

Attachment 10

SHEET NO:
L-2.0

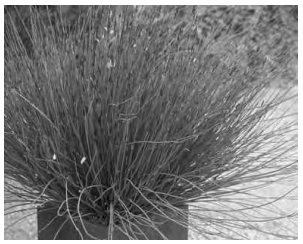
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Carex divulsa
Berkeley Sedge



Carex 'Ice Dance'
Ice Dance Sedge



Chondropetalum tectorum 'El Campo'
Small Cape Rush



Festuca mairei
Atlas Fescue



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Muhenbergia capillaris
Pink Muhly Grass



Olea 'Little Ollie'
Little Ollie Olive



Pennisetum spathiolatum
Slender Veldt Grass



Pennisetum 'Fairy Tails'
Fairy Tails Fountain Grass



Sesleria autumnalis
Autumn Moor Grass



Westringia fruticosa 'Mundi'
Coast rosemary



Woodwardia fimbriata
Giant Chain Fern

SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
RACHLEFF
BEACH
HOUSE

PROJECT ADDRESS:
SCENIC ROAD, 3NE 13TH
CARMEL-BY-THE-SEA, CA

APN: 010-292-007

ISSUANCE:
PLANNING APPLICATION

PROJECT NO: 2021-31
DATE: 01/24/2022

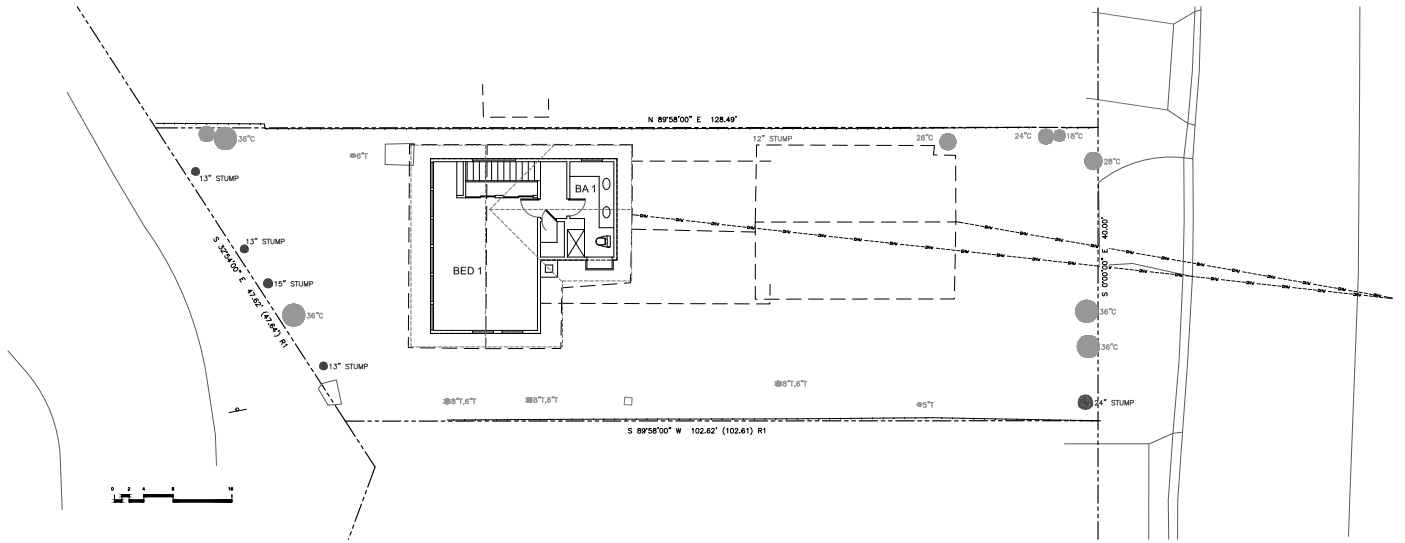
REVISIONS:
NO. DATE DESCRIPTION

SHEET NAME:
Plant Palette

SHEET NO:
L-3.0

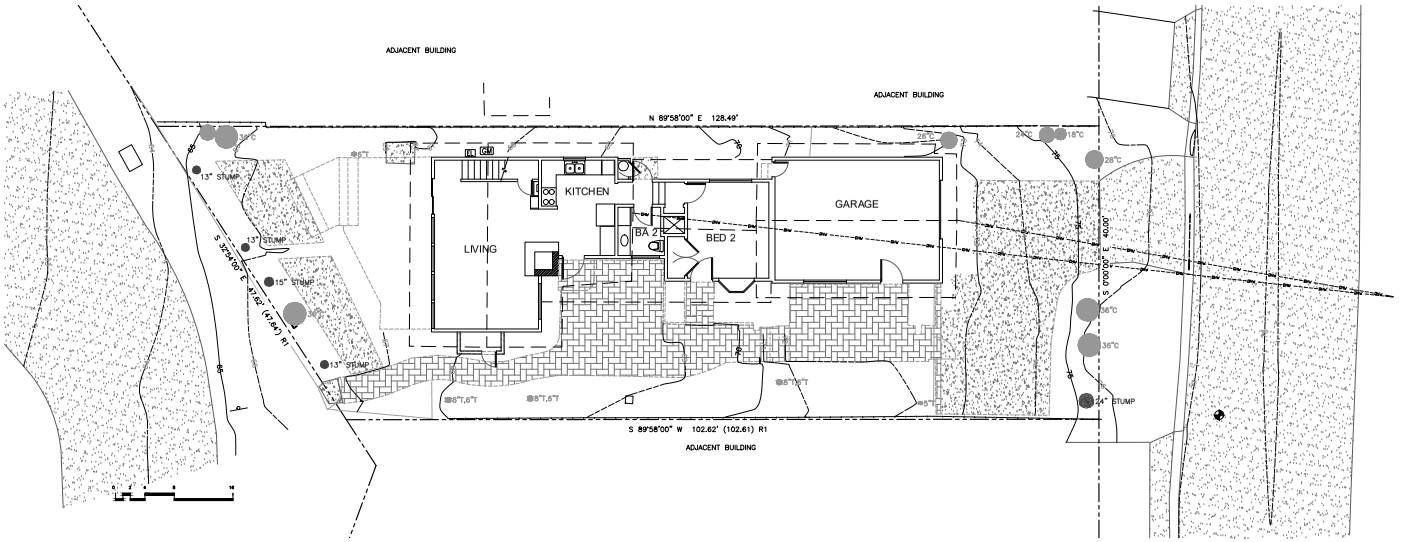
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EXISTING UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXISTING MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

STERLING | HUDDLESON

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CARMEL, CA. 93922

TEL. 831.624.4363

www.sterlinghuddleson.com

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Prepared by:

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Action:

01.26.22	PLANNING SUBMITTAL

Date: 06.11.2021
Scale: 1/8"=1'-0"
Drawn:
Description: EXISTING FLOOR PLAN

Sheet: A-2.0

Attachment 10

DEMOLITION KEYNOTES

1. REMOVE DOOR(S)/WINDOW(S) FOR CHANGE-OUT.
2. REMOVE AND DISCARD DOOR(S)/WINDOW(S) (NOTE #2).
3. REMOVE (E) WALL. SHORE AND BRACE AS NECESSARY.
4. REMOVE SITE ELEMENTS
5. REMOVE AND DISCARD SHED
6. REMOVE PLUMBING/APPLIANCE (SEE NOTE #2)
7. REMOVE AND DISCARD CABINETS & SHELVES (NOTE #2).
8. REMOVE AND DISCARD MASONRY FIREPLACE & CHIMNEY

DEMOLITION GENERAL NOTES

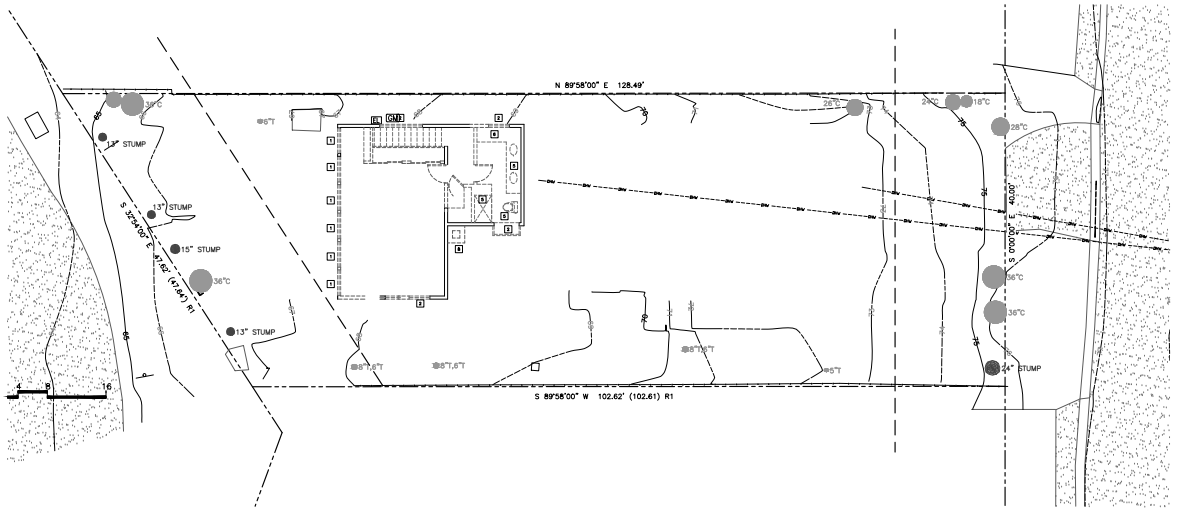
1.) CONTRACTOR SHALL PROVIDE SAFE SUPPORT FOR FLOOR AND ROOF BEARING POINTS DURING AND AFTER REMOVAL UNTIL SECURELY RESUPPORTED WITH WEIGHT TRANSFER TO PROPER SIZED FOOTING.

2.) CONTRACTOR SHALL COORDINATE RECYCLING OF SALVAGEABLE BUILDING MATERIALS WITH LOCAL NONPROFIT OR OTHER.

WALL LEGEND

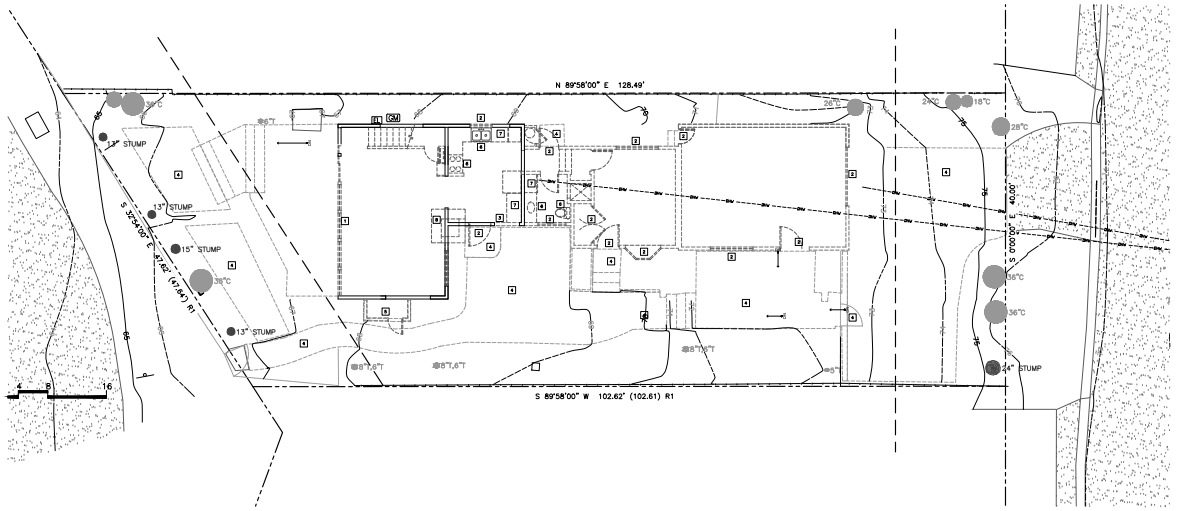
(E) 2x STUDS

(E) 2x STUDS TO BE REMOVED



DEMOLITION PLAN - UPPER LEVEL

SCALE: 1/8" = 1'-0"



DEMOLITION PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"

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Action:

01.26.22	PANNING SUBMITTAL

Date: 01.08.22

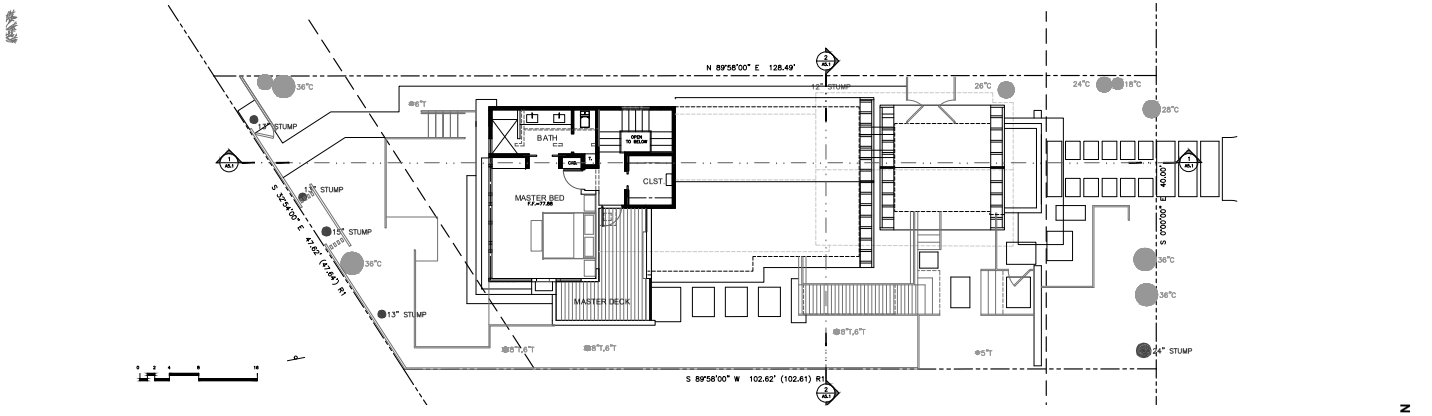
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Drawn:

Description: PROPOSED DEMO LEVEL

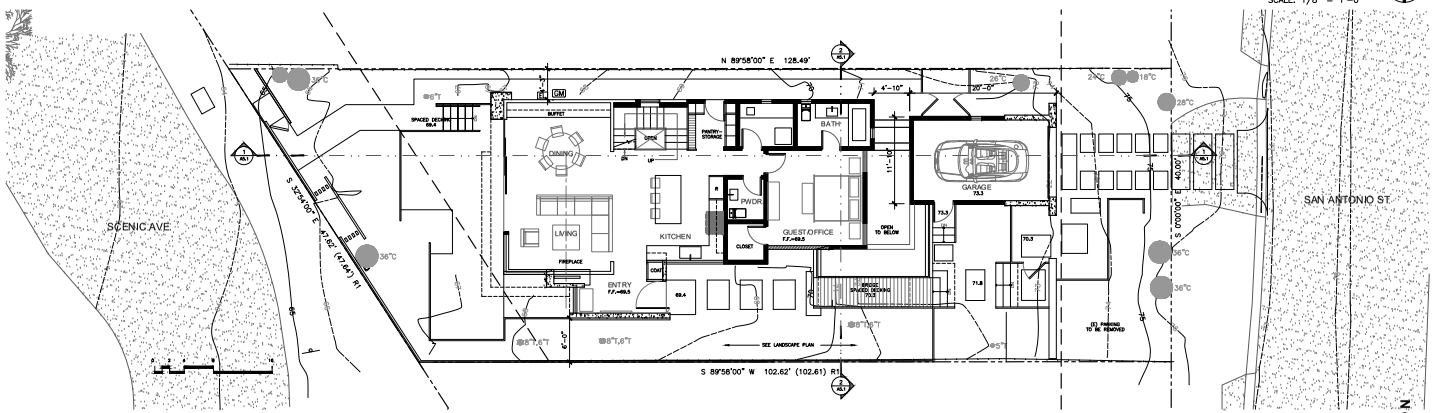
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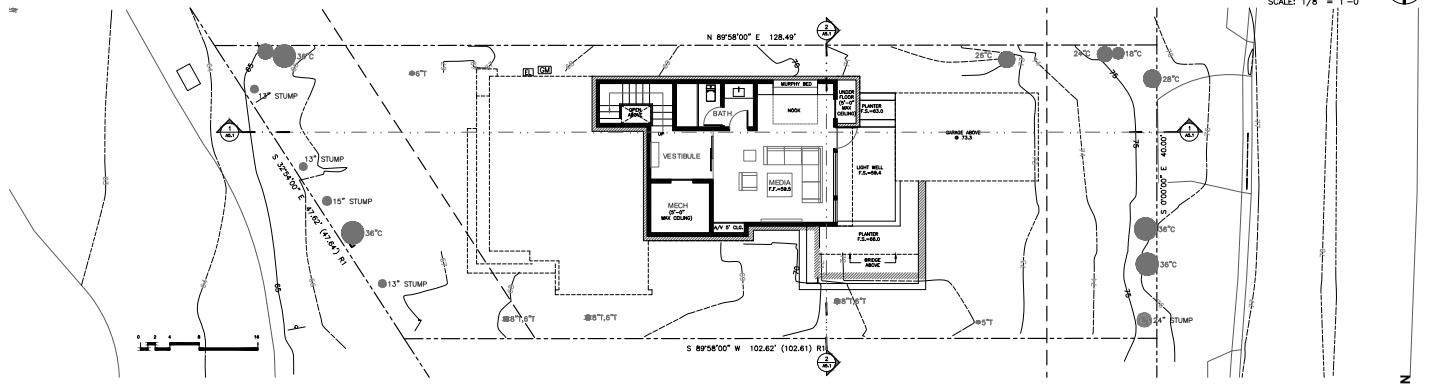
PROPOSED UPPER FLOOR

SCALE: 1/8" = 1'-0"



PROPOSED MAIN FLOOR

SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT FLOOR

SCALE: 1/8" = 1'-0"

PLAN KEY NOTES

SYMBOLS LEGEND

00 DOOR PER SHEET A-8.1

WINDOW PER SHEET A-8.1

PLAN WALL LEGEND

= (E) STUD WALL

= (N) STUD WALL

= (N) BOARD FORMED CONC. WALL

= (N) CONC. RETAINING WALL

= (E) STUD WALL TO BE REMOVED

GENERAL NOTES

1. **SEE PARTIAL FLOOR PLAN SHEETS A-2.1.2 FOR OTHER WALL DIMENSIONS**
2. **SEE SHEET A-2.1 FOR PATIO, SITE WALL AND EXTERIOR STAIR DIMENSIONS**

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Action:

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Date: 01.25.2022

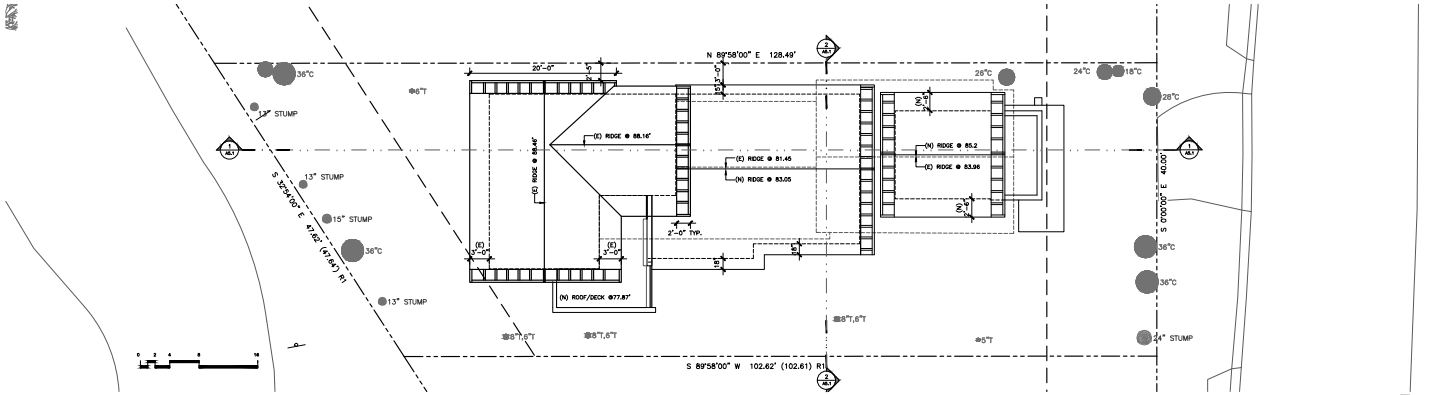
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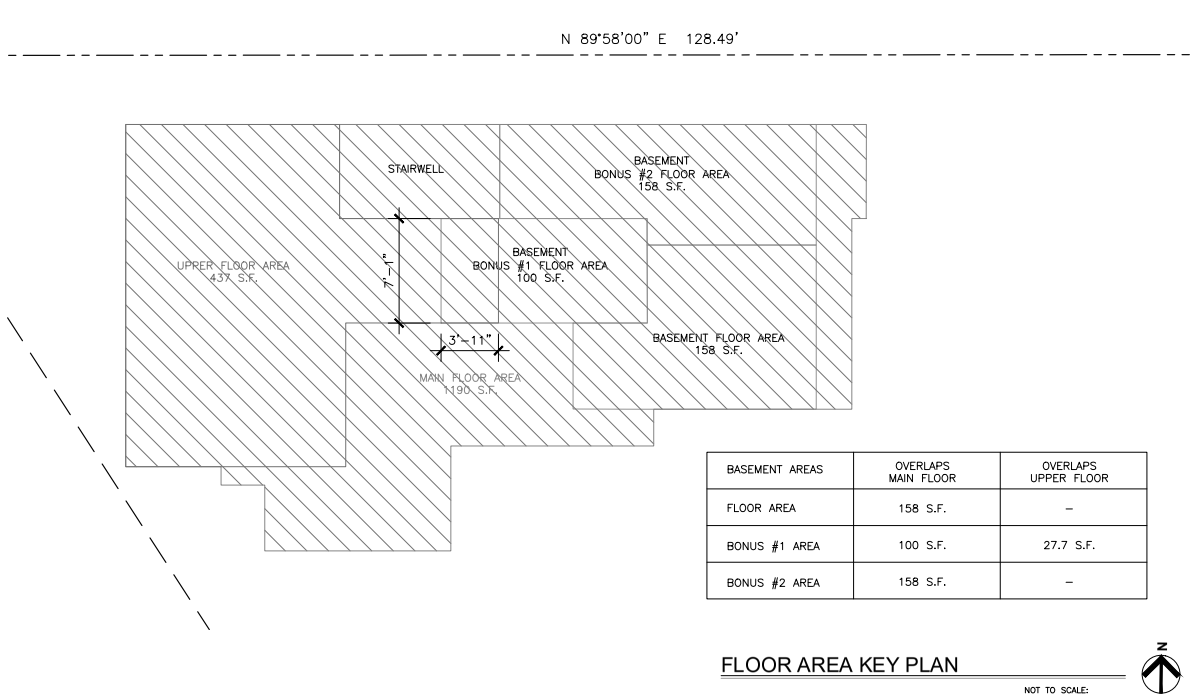
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Description: PROPOSED FLOOR PLANS

Sheet: A-2.1

Attachment 10





BASEMENT AREAS	OVERLAPS MAIN FLOOR	OVERLAPS UPPER FLOOR
FLOOR AREA	158 S.F.	–
BONUS #1 AREA	100 S.F.	27.7 S.F.
BONUS #2 AREA	158 S.F.	–

FLOOR AREA KEY PLAN

NOT TO SCALE:

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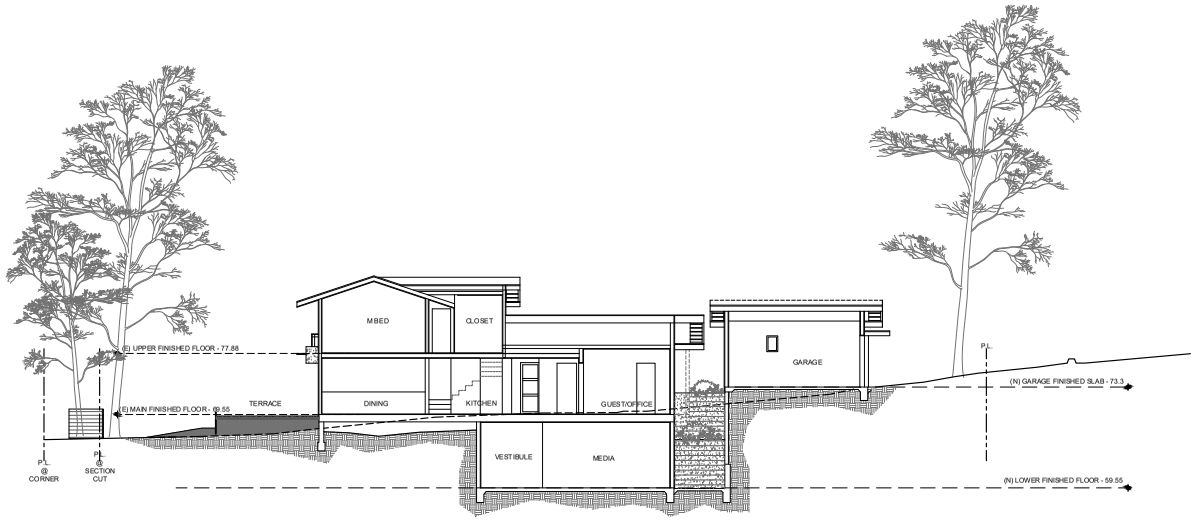
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Action:

Date: 10.11.2021
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Description: PROPOSED ROOF PLAN

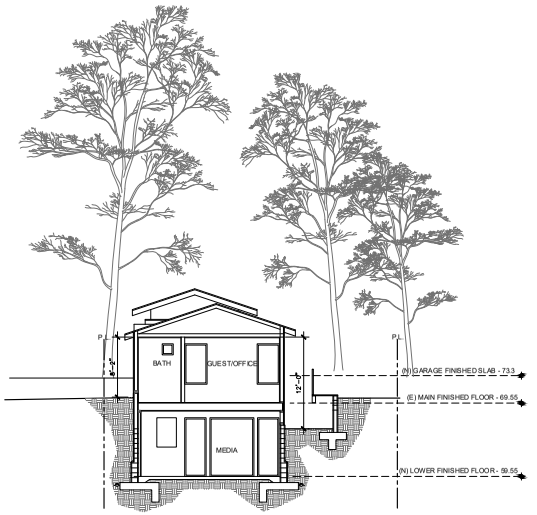
Sheet: A-3.1

Attachment 10



BUILDING SECTION 1-1

SCALE: 1/8" = 1'-0"



BUILDING SECTION 2-2

SCALE: 1/8" = 1'-0"

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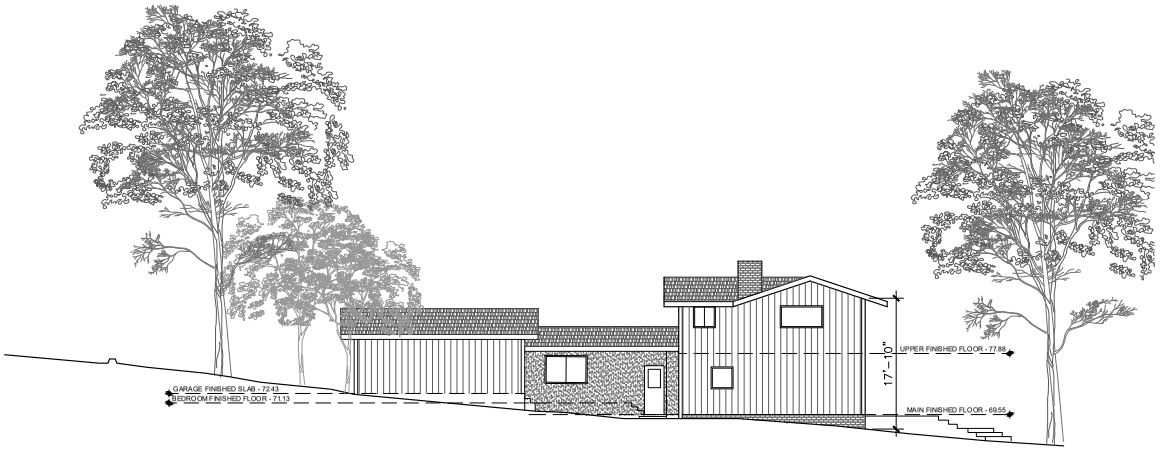
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Action:

Date: 01.26.22
Scale: 1/8"=1'-0"
Drawn:
Description: PROPOSED SECTIONS

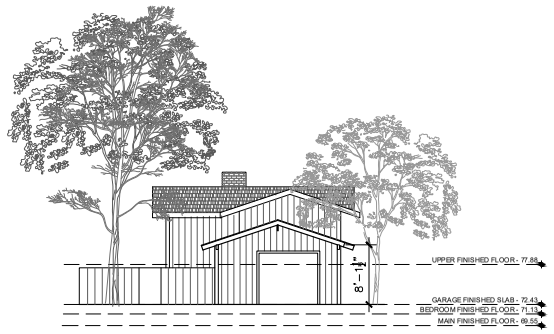
Sheet: A-5.1

Attachment 10



EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0"



EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



EXISTIING SOUTH ELEVATION

SCALE: 1/8=1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"

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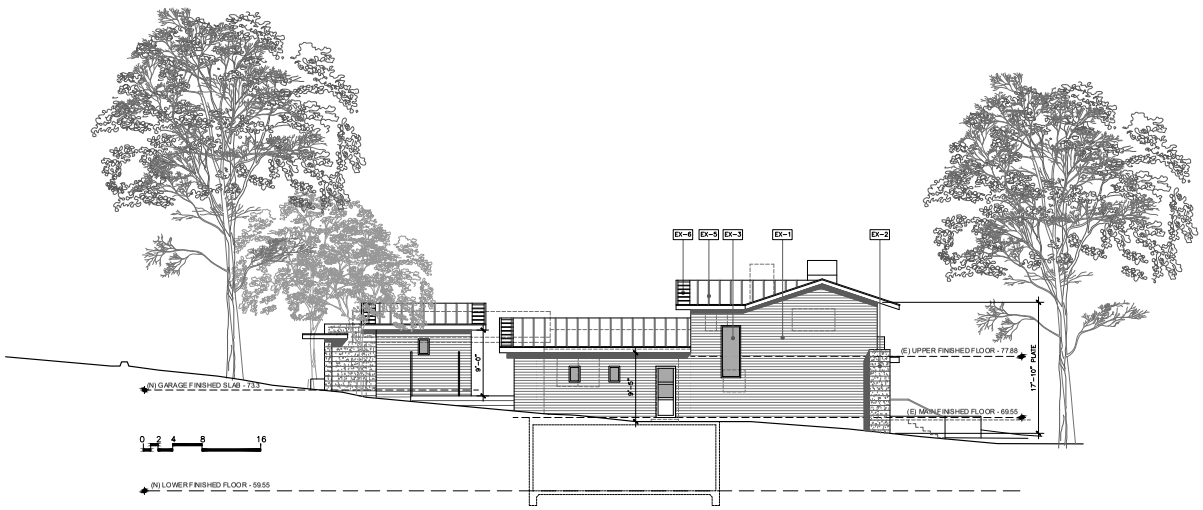
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01.26.22	PLANNING SUBMITTAL

Date: 06.13.2021
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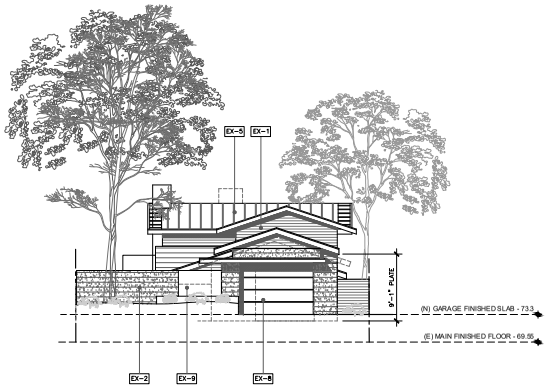
Sheet: A-6.0

Attachment 10



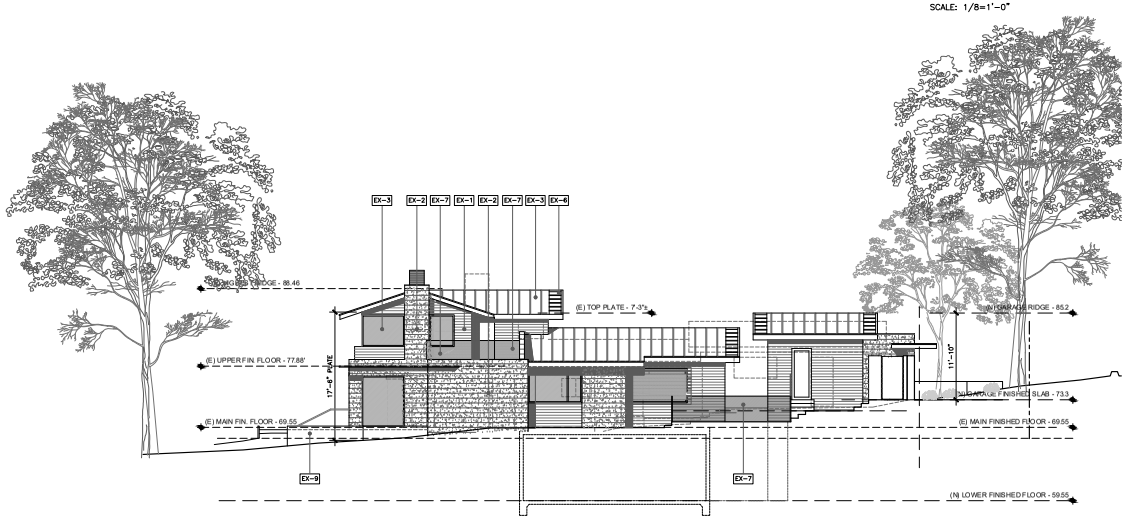
PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"



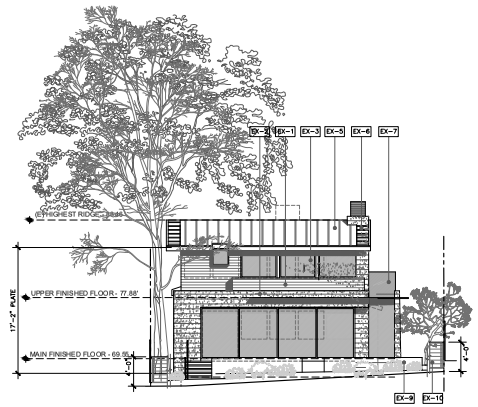
PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES

EX-1	HORIZONTAL, NAT. AGED CEDAR SIDING. COLOR: CLEAR SEALER	EX-4	CEDAR SLAT/HORIZONTAL WINDOW SCREEN COLOR: MATCH EX-1	EX-7	FRAMELESS GLASS RAILING	EX-7	4'-0" HIGH WOOD FENCE, STAGGERED W/ SLATS AT RETURNS. SEE PLAN
EX-2	BOARD FORMED CONCRETE FINISH: 8", ROUGHSAWN PLNKS	EX-5	STANDING SEAM METAL ROOFING COLOR: BRONZE	EX-8	OVERHEAD GARAGE DOOR: CLEAR CEDAR OVERLAY WITH BRONZE METAL REGLET|INLAY		
EX-3	METAL WINDOWS & DOORS	EX-6	CEDAR IN-LAY ROOF LOUVERS	EX-9	POWDER COATED METAL WALL		

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RACHLEFF RESIDENCE

SCENIC ROAD, 3NE 13TH
CARMEL-BY-THE-SEA, CA 93921
A.P.N. 010-292-007

Prepared by:

PRELIMINARY

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Action:

01.26.22	PLANNING SUBMITTAL

Date: 01.25.2022
Scale: 1/8" = 1'-0"
Drawn by:
Description: EXTERIOR ELEVATIONS

Sheet: A-6.1

Attachment 10



PROPOSED STREETSCAPE



EXISTING STREETSCAPE

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Prepared by:

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Action:

01.26.22	PLANNING SUBMITTAL

Date: 02.10.2022

Scale: NOT TO SCALE

Drawn:

Description:

STREETSCAPES

Sheet:

A-6.2

Attachment 10



PROPOSED STREETSCAPE



EXISTING STREETSCAPE

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Prepared by:

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Action:

01.26.22	PLANNING SUBMITTAL

Date: 02.10.2022

Scale: NOT TO SCALE

Drawn:

Description: STREETSCAPES

Sheet: A-6.3

Attachment 10

Attachment 5

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

July 14, 2021
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Senior Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 21-196 (Westbrook):** Consideration of a Track 1 Design Study referral for changes to exterior materials, site coverage, windows, and doors, adding a driveway gate, changing the wood shingle roof to a copper roof, and other minor modifications located on Lincoln Street 4 southwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-181-005 **CEQA Action:** Staff recommends that the proposed project be found categorically exempt from CEQA pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures.

Application: DS 21-196 (Westbrook)
APN: 010-181-005
Block:113
Lot:9
Location: Lincoln 4 southwest of 9th Ave
Applicant: Al Saroyan, AIA, Architect
Property Owner: Hal & Vicki Westbrook

Executive Summary:

The applicant is requesting approval of a Track 1 Design Study for modifications to a previously approved Track 1 Design Study (DS 19-306, Westbrook). The proposed modifications generally include changing the stucco exterior on the lower level of the house to painted wood siding to match the main level, raising the height of the stone patio in the rear yard, window and door modifications, the addition of a driveway gate, changing the wood shingle roof material to a copper roof, and other minor alterations to the single-family residence plans. This application is being referred to the Planning Commission for review due to the change in roof material, addition of a driveway gate, and concerns expressed by a neighbor regarding privacy. The project is located on Lincoln 4 southwest of 9th Ave and the remodel is currently underway.

Recommendation:

Adopt a resolution (attachment 1) approving a Track 1 Design Study (DS 21-196, Westbrook) for alterations to a single-family residence located on Lincoln 4 southwest of 9th Ave, with conditions.

Background and Project Description:

The project site is developed with an approximately 2,735 square-foot, two-story residence inclusive of a 251 square-foot attached garage. The property is 4,000 square feet in size. The existing residence is legal-nonconforming with respect to floor area, setbacks, and site coverage.

A Track 1 Design Study (DS 19-306, Westbrook) was approved by the Director on January 30, 2020, for a complete interior and exterior renovation including upgrading the electrical, plumbing, and heating systems, replacing all windows and doors, new exterior paint, new exterior light fixtures, replacing the tar and gravel roof with wood shingles, replacing and enlarging the rear yard stone patio and adding an outdoor fireplace, and other minor improvements. The building permit was issued on September 21, 2020, and the project is currently under construction.

The applicant is requesting approval of a Track 1 Design Study (DS 21-196, Westbrook) for the following modifications to the project:

a) Changing the approved wood shingle roof to copper,
b) Changing the stucco exterior on the lower level of the house to painted wood siding to match the main level,
c) Adding a driveway gate,
d) Additional exterior light fixtures,
e) Minor window and door changes,
f) Raising the height of the stone patio in the rear yard,
g) Adding an air conditioning compressor,
h) Site coverage modifications, and
i) New landscaping (Attachment 2).

The application has been referred by the Director to the Planning Commission for review and decision, primarily due to the change in roof material, the addition of a driveway gate, and concerns expressed by a neighbor over privacy. The Planning Commission may fully approve, deny, approve only in part, or continue the project with direction to the applicant.

Staff Analysis:

Municipal Code Section 17.58.040.A sets forth the types of projects subject to a Track 1 Design Study including the following,

a) Exterior alterations;
b) Additions less than 10% of the existing floor area;
c) Changes in exterior materials;
d) Changes in site coverage and/or landscaping;
e) Changes in windows, doors, chimneys, and skylights;
f) Fences and walls; and,
g) Minor alterations to historic resources.

The Director has the authority to review and approve projects that qualify as Track 1. The Director's decision is appealable to the Planning Commission. The duties and powers of the Director include referring any decision to an appropriate higher level (CMC 17.52.030.L).

Projects that qualify for Track 1 review but meet the definition of demolition are processed as Track 2 projects. Carmel Municipal Code Section 17.70 defines demolition as,

> *The act of reconstructing, removing, taking down or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:*
> *A. The nonconforming portions of any wall is counted as removed or taken down, even when retention of these portions is proposed.*
> *B. Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.*

Design Study 19-306 did not meet the definition of a demolition because it did not include removal or replacement of 50 percent or more of the exterior walls. Therefore, the project was processed as a Track 1 project and was reviewed and approved at a staff level. The applicant's request to change the roof material from the approved wood shingle to copper has resulted in the project being referred to the Planning Commission for decision. Each of the proposed changes is discussed below including whether the change is consistent with zoning regulations and design guidelines. Additionally, a neighbor has expressed concerns regarding some of the modifications including the height of the rear yard patio and fireplace chimney, window and door modifications, and additional light fixtures.

Roof Material

The existing roof has a 2:12 pitch with a 4-foot wide by 28-foot long ridge skylight. No changes are proposed to the roof structure or form. Design Study 19-306 approved a change in the roof material from tar and gravel to cedar shake. Residential Design Guideline 9.8 states, *Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood. Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel.* The proposed change in material from tar and gravel to cedar shake is consistent with the design guidelines and was therefore approved by the Director.

The applicant is requesting to change the roof material from cedar shake to copper. Residential Design Guideline 9.8 also states *Metal, plastic, and glass roofs are inappropriate in all neighborhoods.* When a project is inconsistent with design objectives, the Planning Commission has the authority to decide whether or not it is appropriate.

The Planning Commission recently denied a request for a whole house copper roof citing concerns with glare impacts to neighboring properties, the application of faux finishes on a copper roof, and potential environmental impacts.

As metal roofs become more popular due to their fire resistive qualities, the potential glare impacts on neighboring properties has increased. In its natural state, copper is initially highly reflective and naturally patinas over a period of time. To mitigate the initial impact, the applicant is proposing to accelerate the patina. Residential Design Guideline 9.5 discourages faux finishes and the Planning Commission has expressed concerns on other projects that accelerating the patina could result in an irregular and unnatural finish.

Additionally, the use of copper at this particular location has increased potential for impacting the north neighbor whose property sits above the project site and has a direct view of the roof. The Planning Commission will have the opportunity to view a sample of the roof material and visit the north neighbor's property as part of the tour of inspection. Based on the potential for glare, avoiding the use of faux finishes

and impacts to the north neighbor, Staff does not support the change in material from wood shingle to copper. Special condition No. 24 requires the application to submit revised plans with an alternative roof material to the Director for review and approval.

Exterior Wall Cladding & New Paint

The existing residence has a combination of vertical wood siding at the main level and stucco at the lower level. Design Study 19-306 approved the replacement of the vertical wood siding with horizontal wood siding. On the front elevation, new vertical wood siding would frame entry and a new shed roof supported by posts would provide protection from the elements at the front door. The residence was also approved for new paint (refer to Attachment 3).

The applicant is requesting to change the lower level stucco finish with horizontal siding to match the main level and change the color scheme from 'Legato Lane' (body color) to 'Fire Coral (body color).

Residential Design Guideline 9.5 encourages the use of natural building materials including painted wood siding and the use of muted earth tone colors as the dominant element of the color palette to help blend with the forest setting. The proposed changes are consistent with the residential design guidelines and staff supports the change from stucco to painted wood siding.

Driveway Gate

Residential Design Guideline 11.3 states, *When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

- *Continue the pattern of fences, walls, and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).*
- *Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.*
- *Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.*

The lot size is 4,000 square feet and the residence is located at the 15' front yard setback. The front yard is predominately hardscape and screened by a 4-foot tall solid wall at the front property line. Landscaping in the public right-of-way screens the wall.

The applicant is proposing to reinstall a driveway gate within the existing 14' wide opening in the wall. According to the applicant, the home previously had a driveway gate as evidenced by the original wood jamb located on the walls (see Attachment 4).

The existing conditions do not promote a sense of openness into the site as seen from the street and the addition of a solid driveway gate would further close off the property to the public way. Neither the wall nor the proposed driveway gate allows for filtered views into the front garden. However, in this case, the front of the property is primarily hardscape. When a project is inconsistent with design objectives, the Planning Commission has the authority to decide whether or not it is appropriate. Staff does not support the addition of a driveway gate. Special condition No. 25 requires the applicant to remove the driveway gate from the plans.

Light Fixtures

Design Study 19-306 approved a Pandora LED Indoor/Outdoor Wall Sconce by Modern Forms as the new exterior light fixture. The small size fixture provides 270 lumens of light and a total of seven fixtures were approved, four on the front elevation and three on the rear (two at the lower level and one at the main,

upper level).

Residential Design Guideline 11.8 encourages preserving the low nighttime lighting character of the residential neighborhoods, using lights only where needed for safety and at outdoor activity areas, using low lumen output bulbs, pointing lights downward, and shielding fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.

The applicant is requesting to add a third Pandora fixture at the rear lower level and install four recessed lights on the underside of the rear balcony to illuminate the patio. The lumen level will be dependent on the wattage of the bulb selected for the fixture with a maximum permitted lighting level of 375 lumens per fixture. The proposed lighting plan is consistent with the Residential Design Guidelines as the light fixtures are needed for safety at each door and the recessed lighting illuminates a portion of the outdoor use area. Staff supports the lighting modifications.

Windows, Doors, and Rear Balcony

Under Design Study 19-306, all windows and doors were approved to be replaced with unclad wood. The rear upper-level balcony was reduced from 33'-9" wide to 19' wide and a 6-foot tall obscure glass privacy screen was added on the north side. No changes are proposed to the balcony.

A 6' x 6' (72" x 72") bay window on the rear elevation was replaced with a fixed 5' x 6'-8" (60" x 80") window and a 12' x 6'-8" (144" x 80") sliding glass door were replaced with an identical fixed window. The applicant is requesting approval to increase the height of these two windows by 3" (60" x 83") and incorporate two, 14" high operable awning panels at the bottom.

Additionally, the applicant is proposing to change the direction of the sliding doors on the lower level from north to south and add a separate operable door at the northwest corner of the residence. Design Study 19-306 approved a south to north direction for the sliding doors and without a separate operable door.

The north neighbors have expressed concerns that the window and door modifications on the rear elevation will create privacy impacts to their property and are requesting the operable portion of the upper level windows be changed to fixed pane; the operable single door be placed on the south side of the sliding doors; and, the sliding doors maintain a south to north sliding direction.

Residential Design Guideline 5.1 states, *Organize functions on a site to preserve reasonable privacy for adjacent properties. Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.* The proposed window modification does not create a privacy impact to the north neighbor as it is located on the rear elevation and does not overlook any indoor or outdoor use areas on the neighbor's property. The modifications are consistent with the Residential Design Guidelines and staff supports the changes.

Rear Yard Stone Patio & Fireplace

Prior to the renovation, the master bedroom was located on the lower level, south side of the residence. The finish floor height at the lower level is 161.0'. A 12' x 6'-8" slider provided access to the rear yard. The yard sits roughly 2' lower than the house at 159.0'.

A 155 square-foot patio was located on the north side of the yard, 4'-6" from the side lot line, and sat roughly 1' higher than the floor level of the house (162.0'). Design Study 19-306 approved the removal, expansion, and lowering of the patio to the yard level (159.0'). Attachment 5 provides a comparison of both conditions. The approved patio is approximately 344 square feet in size, maintains the 4'-6" side setback, and includes a 10'-10" tall gas fireplace and chimney (refer to Attachment 2, Sheet 12, Outdoor Fireplace detail).

The applicant is requesting approval to raise the finish floor of the patio from 159' to the previous finish floor height of 162.0' (Attachment 2). This provides the owners with a walk-out patio and eliminates the need for stairs. According to the applicant, raising the patio will not increase the overall height of the outdoor fireplace. As measured from grade to the top of the chimney cap, the fireplace will not exceed 10'-10".

The municipal code sets a maximum building height of 15' for structures in the side or rear setback. The proposed fireplace and chimney are less than 15' in height and are located outside all required setbacks.

Residential Design Guideline 7.6 states, *A Building should relate to a human scale in its basic forms. Oversized elements make structures appear massive and should be avoided. Avoid a "grand entry" design, for example. Avoid design treatments that produce a top-heavy appearance such as...wide chimney structures. Low horizontal building forms that appear to hug the ground are encouraged.* The Planning Commission has the authority to decide whether or not the scale of the outdoor fireplace and chimney is appropriate. Staff supports the outdoor fireplace and chimney and recommends the applicant install a privacy screen between the patio and the north property line using plant material (refer to Attachment 1, Special Condition No. 29).

Compressor

A new Samsung heat pump condensing unit is proposed on the south side of the patio. According to the product specifications, the unit is 37" wide, 13" deep, and 56" high. The sound level is 58-60 dBA. Municipal Code Section 17.28.020 addresses noise from fixed mechanical equipment such as heating or air conditioning systems and requires that *equipment be located, shrouded, muffled, or otherwise treated to control noise to protect the use and enjoyment of neighboring properties and the public.* Equipment is limited to a noise emission standard of 60dB or 3 dB above ambient, whichever is greater, as measured at the property boundary.

Installation of fixed mechanical equipment is reviewed as a building permit only. Applicants are required to provide product specifications and attenuate sound in accordance with the Municipal Code. Contractors must demonstrate prior to final inspection by the City that the equipment complies with noise standards.

Landscaping and Site Coverage

No new landscaping was proposed in conjunction with Design Study 19-306. Standard Condition of Approval No. 4 requires all new landscaping to be shown on a landscape plan and submitted for review and approval by the Director and City Forester. The proposed landscape plan was reviewed by the city forester who provided the following comments:

1. P. tenuifolium has become invasive within our forest setting. Please select an alternative.
2. Two upper canopy trees shall be planted.
3. Replanting an oak tree is not recommended due to a soil-born pathogen that resulted in the death of the previous oak tree.
4. Camelias are a host plant for the sudden oak death pathogen. Reduce the number of Camelias.

These comments have been incorporated as special condition No.'s 27 and 28 (Attachment 1) to be addressed in the final landscape and irrigation plans.

Design Study 19-306 showed existing hardscape including the driveway, front patio, and two side yards as existing to remain. However, a recent site visit revealed that the concrete side yard walkways have been removed in their entirety. Since the property is nonconforming with respect to impermeable site coverage, these concrete elements cannot be reinstalled. Special condition No. 30 requires these areas to remain

permeable.

Interior Remodel: Interior remodeling is subject to a building permit and is not within the Planning Commission's authority to review. Building permits are ministerial and not subject to public appeal.

Other Project Components:

Staff recommends that the proposed project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes changes in, exterior materials, site coverage, windows, and doors, adding a driveway gate, changing the wood shingle roof to a metal roof, and other minor modifications to a single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption apply pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans
Attachment 3 - DS 19-306 Colored Elevation
Attachment 4 - Project Data Table
Attachment 5 - Driveway Gate Photograph
Attachment 7 - Neighbor Comments

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN STUDY (DS 21-196) FOR REVISIONS TO AN APPROVED DESIGN STUDY (DS 19-306) LOCATED ON LINCOLN STREET 4 SOUTHWEST OF 9TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT APN 010-181-005

WHEREAS, the owners of the subject property ("Owner") are Hal & Vicki Westbrook; and

WHEREAS, Al Saroyan, AIA, Architect ("Applicant") submitted an application on behalf of the Owners requesting approval of a Track 1 Design Study (DS 21-196, Westbrook) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Lincoln Street 4 southwest of 9th Avenue in the Single-Family Residential (R-1) District; and

WHEREAS, the Applicant is proposing revisions to an approved Design Study (DS 19-306, Westbrook) for changes to exterior materials, site coverage, window and door modifications, adding a driveway gate, changing the wood shingle roof to a copper roof and other minor modifications; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission; and

WHEREAS, a Coastal Development Permit is not required in accordance with Carmel Municipal Code Section 17.52.100 (Development Excluded from Coastal Permit Requirements); and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, Staff is recommending that the Application be found categorically exempt under Section 15303 (New Construction or Conversion of Small Structures); and

WHERAS, pursuant to Section 15300.2 of the CEQA Guidelines, the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

WHEREAS, notice of the public hearing was published on July 2, 2021 in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on July 14, 2021, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the submitted plans, in combination with all conditions of approval contained in this resolution, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. As conditioned, the project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. As conditioned, the proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. As conditioned, design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. As conditioned, any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Track 1 Minor Design Study (DS 21-196, Westbrook) for revisions to an approved Design Study (DS 19-306) located on Lincoln Street 4 southwest of 9th Avenue in the Single-Family Residential (R-1) District (APN 010-181-005), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 21-196, Westbrook) authorizes the following revisions to Design Study (DS 19-306, Westbrook): a) Changing the stucco exterior on the lower level of the house to painted wood siding to match the main level, b) Additional exterior light fixtures, c) Window and door changes, d) Raising the height of the stone patio in the rear yard, e) Adding an air conditioning compressor, f) Site coverage modifications, and g) New landscaping. The project is located on Lincoln Street 4 southwest of 9th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Al Saroyan, AIA, Architect dated received by Community Planning & Building Department on June 21, 2021, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
	Landscape Conditions	
4.	**Landscape Plan.** All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
5.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City	✓

	Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	**Tree Planting Requirements.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size and species of required tree plantings. All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
8.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that	✓

	be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	
14.	**Skylights.** All new or replaced skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install low-profile skylights with automatic shades in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓
15.	**Stone Facades (including chimneys).** Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application.	✓
16.	**Unclad Wood Frame Windows.** The applicant shall install unclad wood windows. Windows that have been approved with divided lights shall be constructed with true divided lights. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application.	✓
17.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
18.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during	✓

	excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
20.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
21.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
22.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
23.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
	SPECIAL CONDITIONS	
24.	**Roof Material.** The roof material shall be cedar wood shingle as approved under Design Study 19-306 or may be replaced in-kind with tar and gravel. Prior to issuance of a Building Permit revision, the applicant will submit revised plans to be approved by the Director.	✓
25.	**Driveway Gate.** The driveway gate is not approved and shall be removed from the plans submitted to the building department. Prior to issuance of a Building Permit revision, the applicant will submit revised plans to be approved by the Director.	✓
26.	**Outdoor Gas Fireplace & Chimney.** The maximum height of the outdoor gas fireplace and chimney shall not exceed 10'-10" as measured from the finish grade to the top of the chimney cap. Prior to issuance of a Building Permit revision, the applicant will submit revised plans to be approved by the Director.	✓
27.	**Tree Planting Requirement.** Two upper canopy trees shall be shown on the final landscape and irrigation plans. Final location, size and species shall be approved by the City Forester. Prior to issuance of a Building Permit revision, the applicant will submit revised plans to be approved by the City Forester.	✓
28.	**Plant Palette.** A revised plant palette shall be prepared, submitted and approved by the City Forester prior to issuance of a Building Permit revision. The Forester recommends avoiding replanting of Oak trees due to the presence of soil-borne pathogens on-site; reducing the number of Camellias which are known to be a host plant for the sudden oak death pathogen; and replacing the P. tenuifolium with another plant selection that is non-invasive.	✓

29.	**Privacy Plants.** The applicant shall include a landscape privacy screen between the project site and the north neighbor along the north side of the patio. The number, location, size and species of plant material shall be included in the final landscape plan and approved prior to issuance of a Building Permit revision.	✓
30.	**Site Coverage.** A maximum of 396 square feet of impermeable site coverage is permitted for a 4,000 square foot lot. The property is nonconforming at 1,226 square feet of impermeable site coverage. The removal of nonconforming site coverage shall not be permitted to be replaced with additional impermeable site coverage.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of July, 2021, by the following vote:

AYES:

NOES:

ABSENT:

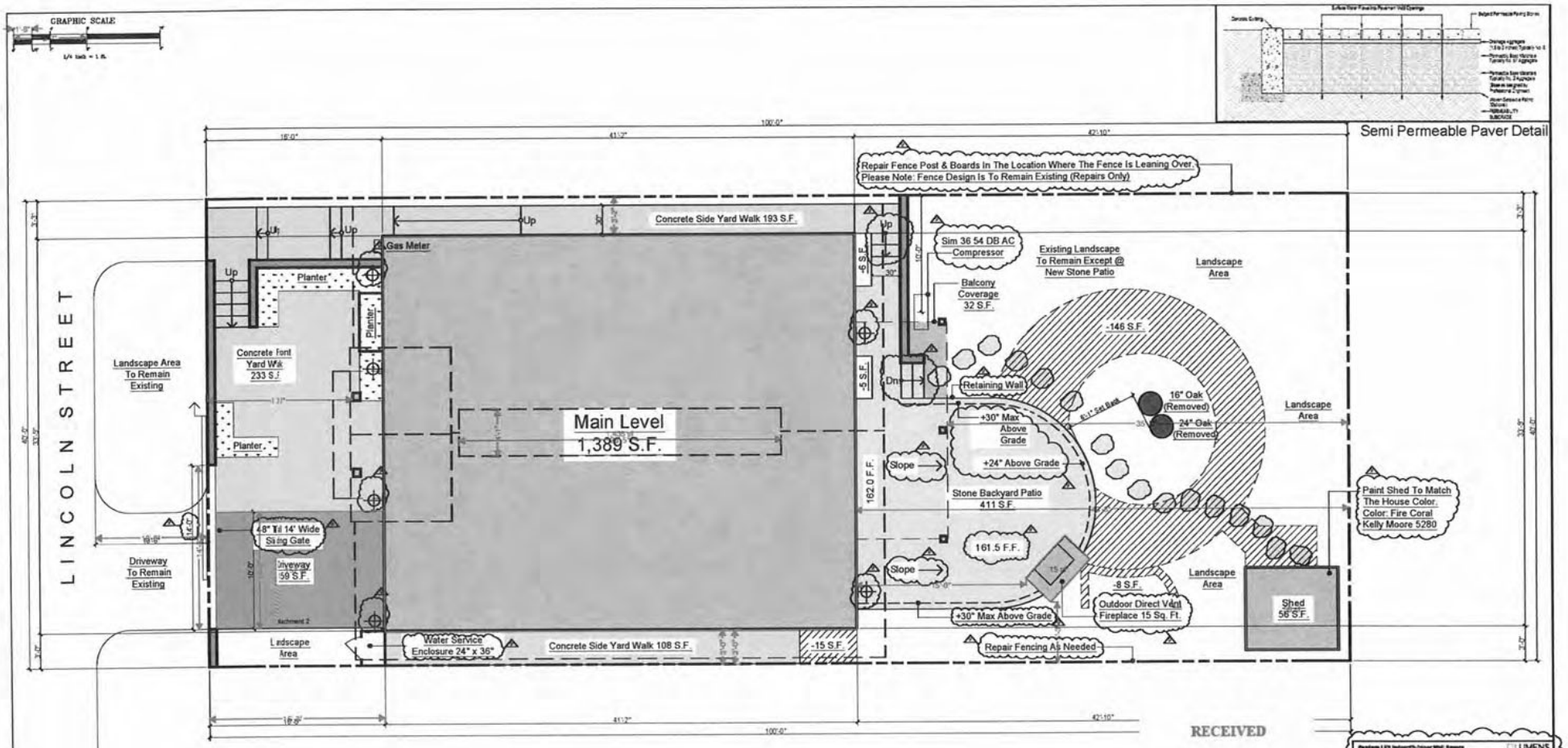
ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Margi Perotti
Planning Commission Secretary



RECEIVED
06.21.2021
City of Carmel-by-the-Sea
Planning & Building Dept.



Please Note:
The Existing Landscape Design & Layout Is To Remain Existing With No Changes.

Please Note:
All New Site Coverage Will Be Semi Permeable To Be Brought Closer To Compliance.

EXISTING VS PROPOSED

SITE AREA	4,000 S.F.	SITE AREA	4,000 S.F.	Remain
BUILDING FOOTPRINT	1,389 S.F.			Reman
CONCRETE FRONT YARD WALK WAY	233 S.F.	CONCRETE FRONT YARD WALK WAY	233 S.F.	Remain
CONCRETE SIDE YARD WALK WAYS & STAIRS	316 S.F.	CONCRETE SIDE YARDS WALK WAYS & STAIRS	301 S.F.	-15 S.F.
STONE BACK YARD DECK & WALK WAY	557 S.F.	STONE BACK PATIO WALK WAY& STEP STONES	411 S.F.	-146 S.F.
DRIVEWAY	159 S.F.	DRIVEWAY	159 S.F.	Remain
SITE WALLS	98 S.F.	SITE WALLS	90 S.F.	-8 S.F.
BALCONY (106 S.F.)	21 S.F.	BALCONY (148 S.F.)	32 S.F.	-11.
TOTAL SITE COVERAGE (NOT INCLUDING BUILDING FOOT PRINT)	1,384 S.F.	TOTAL SITE COVERAGE (NOT INCLUDING BUILDING FOOT PRINT)	1,226 S.F.	-158 S.F.

APN: 010-181-005-000

REVISIONS	
DATE	DESCRIPTION
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	Remodel Permit

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ALE SAROYAN II

SCALE: 1/4" = 1'-0"

PROPOSED SITE PLAN

Westbrook Residence Remodel

LINCOLN 4-SOUTH WEST OF 9TH LOT 9 BLOCK 113 CARMEL BY THE SEA, CALIFORNIA 93921

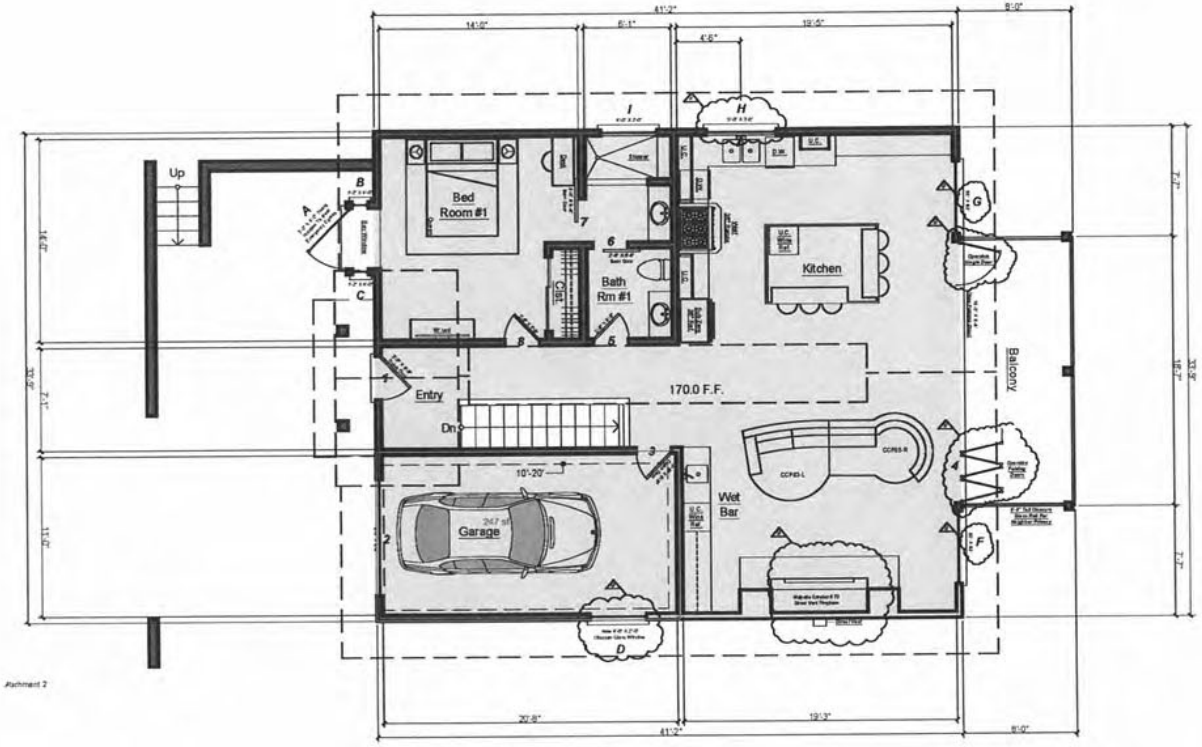
SAROYAN MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS

Date: 16 June 2021
CAD FILE
A-2
PAGE NO.
2
OF 31
PROJECT NO. 1306

Attachment 10

GRAPHIC SCALE

1/4 inch = 1 ft.



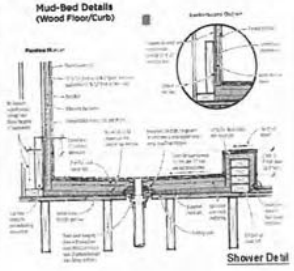
Attachment 2

Wall Legend

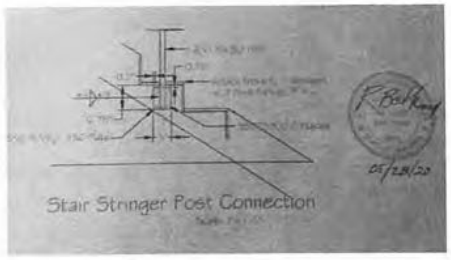
Plans Note:

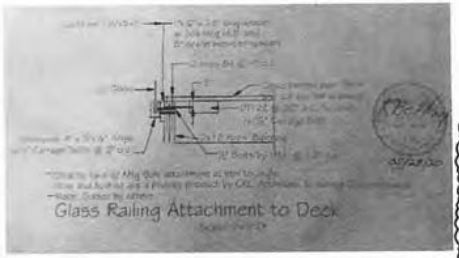
1. All new fireplaces are direct vent models.
2. All new glass doors and windows within a 2'-0" arc of the door edges have tempered glazing.
3. All glass shower enclosures are tempered glazing and any door swing out and providing a minimum 22" clear opening when the doors are in there open position shall be tempered glazing.
4. All shower controls shall be accessible without getting wet.
5. All pressure/temperature control valves at the showers and the tub to limit the water temperature to a maximum of 120 degrees fahrenheit.
6. All shower enclosures walls shall be covered with a non-absorbent material to a minimum height of 72" above the drain inlet.
8. The dryer vent to the exterior of the structure shall have a back draft damper.

Entry Level Square Feet.....1,095 S.F.
Garage Square Feet.....251 S.F.



Shower Detail





DOORS

1	ENTRY	3'-0" X 6'-8" DUTCH DOOR STAINED ALDER
2	GARAGE	8'-0" X 6'-8" GARAGE DOOR STAINED ALDER
3	GARAGE	2'-6" X 6'-8" RATED SINGLE SWING STAINED ALDER
4	GREAT ROOM	18'-0" X 8'-8" FOLDING WOOD DOOR W/ 3 X 6 - 8" Operable Single Door
5	BATH 1	2'-6" X 6'-8" SINGLE SWING STAINED ALDER
6	BATH 1	2'-6" X 6'-8" BARN DOOR STAINED ALDER
7	BATH 1	3'-0" X 6'-8" BARN DOOR STAINED ALDER
8	BED 1	2'-6" X 6'-8" SINGLE SWING STAINED ALDER

WINDOWS

A	BED #1	5'-0" X 4'-0" BAY WINDOW WOOD WINDOW SEE ATTACHED SPECS
B	BED #1	1'-2" X 4'-0" BAY WINDOW WOOD WINDOW SEE ATTACHED SPECS
C	BED #1	1'-2" X 4'-0" BAY WINDOW WOOD WINDOW SEE ATTACHED SPECS
D	GARAGE	2'-0" X 4'-0" SLIDING OBSCURE GLASS TO REMAIN
		MIT (E)
F	GREAT ROOM	60" X 83" AWNING WOOD WINDOW SEE ATTACHED SPECS
G	KITCHEN	60" X 83" AWNING WOOD WINDOW SEE ATTACHED SPECS
H	KITCHEN	5'-0" X 3'-0" SLIDING WOOD WINDOW SEE ATTACHED SPECS
I	BATH 1	4'-0" X 2'-0" SLIDING WOOD WINDOW SEE ATTACHED SPECS

APN: 010-181-005-000

REVISIONS		
	DATE	DESCRIPTION
DRAWN BY	C.M.T.	
CHECKED BY	A.E.S.	
PURPOSE	Remodel Permit	

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SCALE: 1/4" = 1'-0"

PROPOSED ENTRY LEVEL FLOOR PLAN

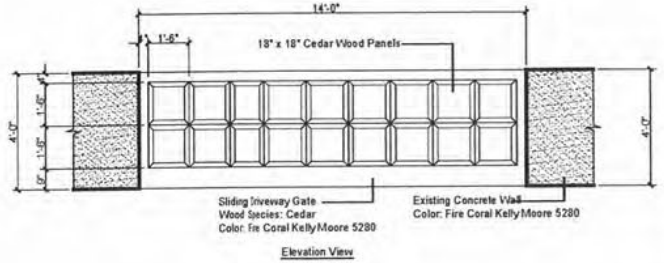
Westbrook Residence Remodel

LINCOLN 4-SOUTH WEST OF 9TH LOT 9 BLOCK 113 CARMEL BY THE SEA, CALIFORNIA 93921

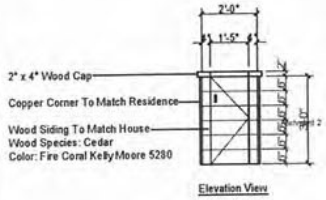
SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS

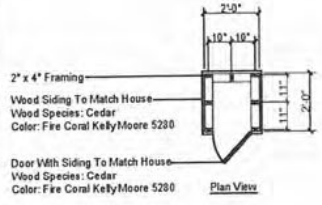
Date: 16 June
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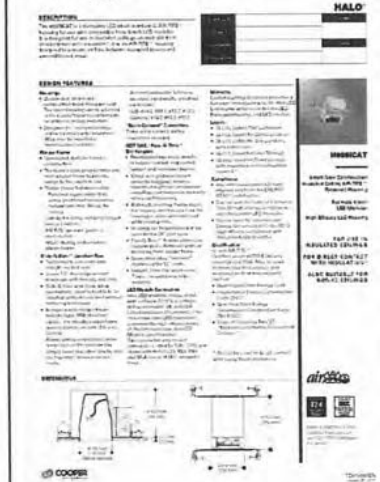


Driveway Sliding Gate Details $\frac{1}{4}$"=1'-0"

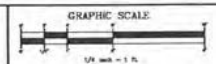




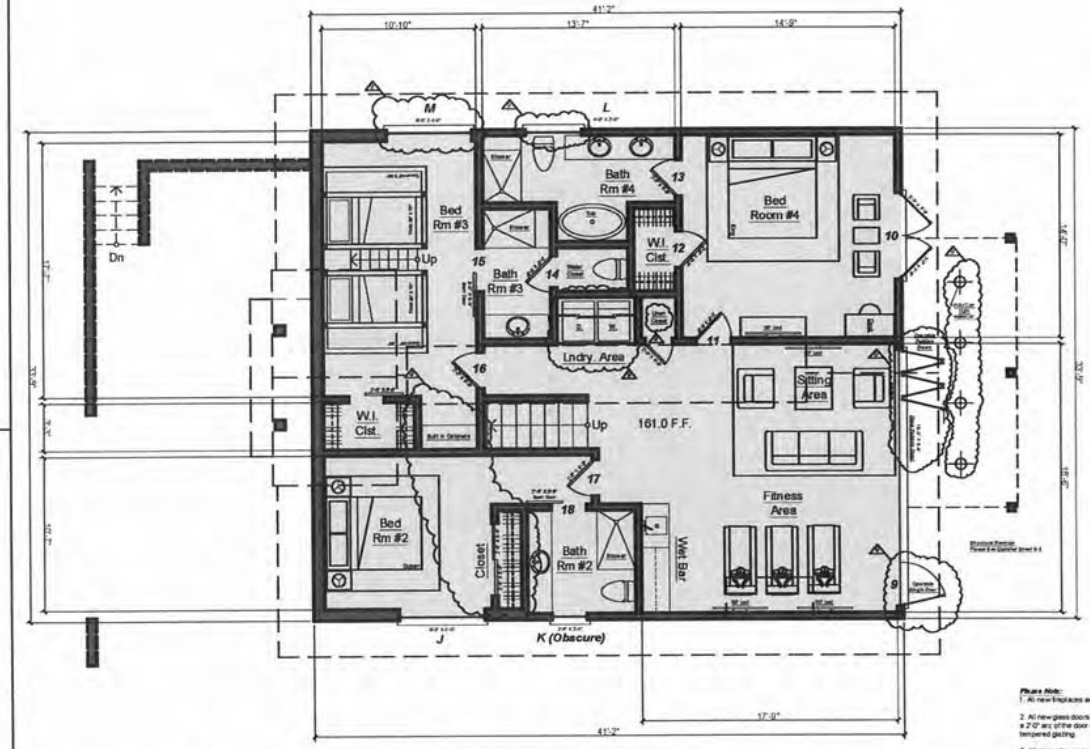
Water Sevive Enclosre Details $\frac{1}{4}$"=1'-0"



Outdoor Can Light Spec.



Wall Legend



DOORS

9	FITNESS ROOM 18'-0" X 6'-8" FOLDING WOOD DOOR W/ 3" X 6'-8" Operable Single Door	
10	BED 4 6'-0" X 6'-8" DOUBLE DOOR WOOD DOOR SEE ATTACHED SPECS	
11	BED 4 2'-8" X 6'-8" SINGLE SWING STAINED ALDER	
12	BED 4 CLOSET 2'-6" X 6'-8" SINGLE SWING STAINED ALDER	
13	BATH 4 2'-6" X 6'-8" SINGLE SWING STAINED ALDER	
14	BATH 3 2'-8" X 6'-8" SINGLE SWING STAINED ALDER	
15	BATH 3 3'-0" X 6'-8" BARN DOOR STAINED ALDER	
16	BED 3 2'-8" X 6'-8" SINGLE SWING STAINED ALDER	
17	BED 2 2'-6" X 6'-8" SINGLE SWING STAINED ALDER	
18	BATH 2 3'-0" X 6'-8" BARN DOOR STAINED ALDER	
19	BED 2 CLOSET 2'-6" X 6'-8" SINGLE SWING STAINED ALDER	

WINDOWS

J	BED #2 6'-0" X 3'-0" SLIDING WOOD WINDOW SEE ATTACHED SPECS
K	BATH #2 2'-6" X 3'-0" SLIDING WOOD WINDOW SEE ATTACHED SPECS
L	BATH #4 4'-6" X 2'-0" SLIDING WOOD WINDOW SEE ATTACHED SPECS
M	BED #3 6'-0" X 4'-0" SLIDING WOOD WINDOW SEE ATTACHED SPECS

Please Note:
1. All new fireplaces are direct vent rooms.
2. All new glass doors and windows within a 2'-0" arc of the door edges have tempered glazing.
3. All glass shower enclosures are tempered glazing and any door swing out and provideing a minimum 22" clear opening when the doors are in there open position shall be tempered glazing.
4. All shower controls shall be accessible without getting wet.
5. All pressure/temperature control valves at the showers and the tub to limit the water temperature to a maximum of 120 degrees farvenheit.
6. All shower enclosures walls shall be covered with a non-absorbent material to a minimum height of 72" above the drain inlet.
7. The dryer vent to the exterior of the structure shall have a back draft damper.

Proposed Lower Level Square Feet.....1,389 S.F

APN: 010-181-005-000

REVISIONS	
DATE	DESCRIPTION
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	Remodel Permit

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ALE. SAROYAN ®

SCALE: 1/4" = 1'-0"

PROPOSED LOWER LEVEL FLOOR PLAN

Westbrook Residence Remodel

LINCOLN 4-SOUTH WEST OF 9TH LOT 9 BLOCK 113 CARMEL BY THE SEA, CALIFORNIA 93921

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Redwood Avenue, Suite H | Ely, CA 95945
phone 530.345.1600 fax 530.345.2400
Contractor License 591656

Date: 21 June
CAD FILE:
A-7
PAGE NO:
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OF 32
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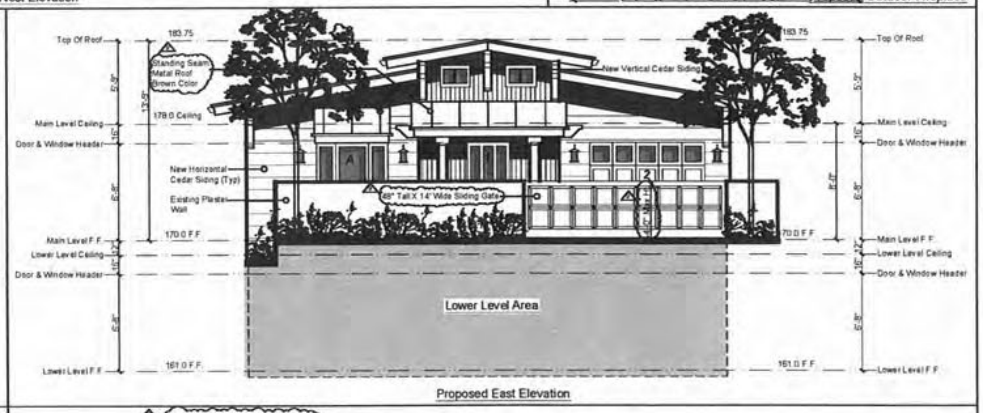


Proposed West Elevation

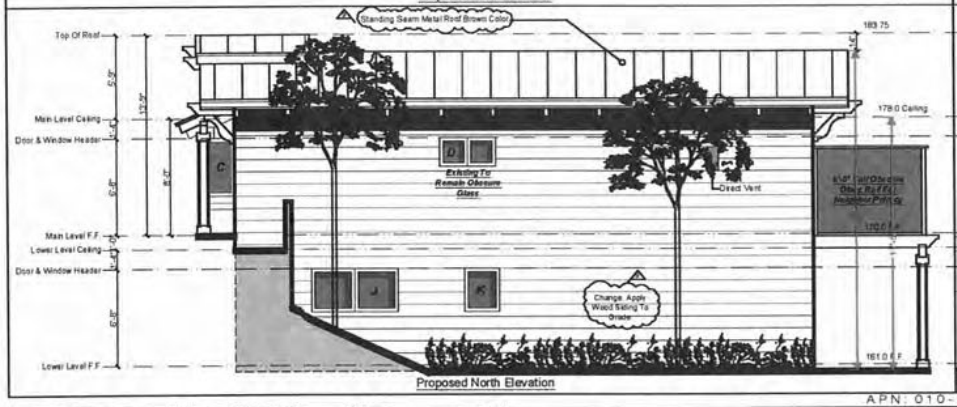
Proposed Outdoor Fireplace



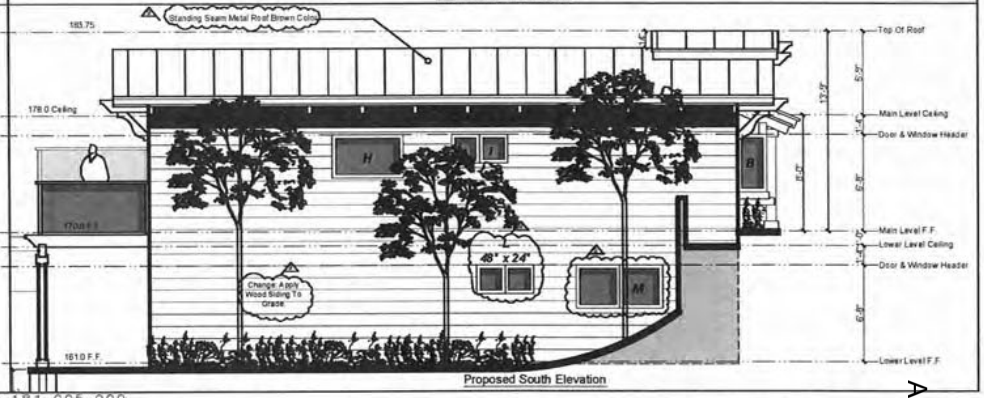
Proposed East Elevation



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation

APN: 010-181-005-000

REVISIONS	
DATE	DESCRIPTION
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	Remodel Permit

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SCALE: 1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

Westbrook Residence Remodel

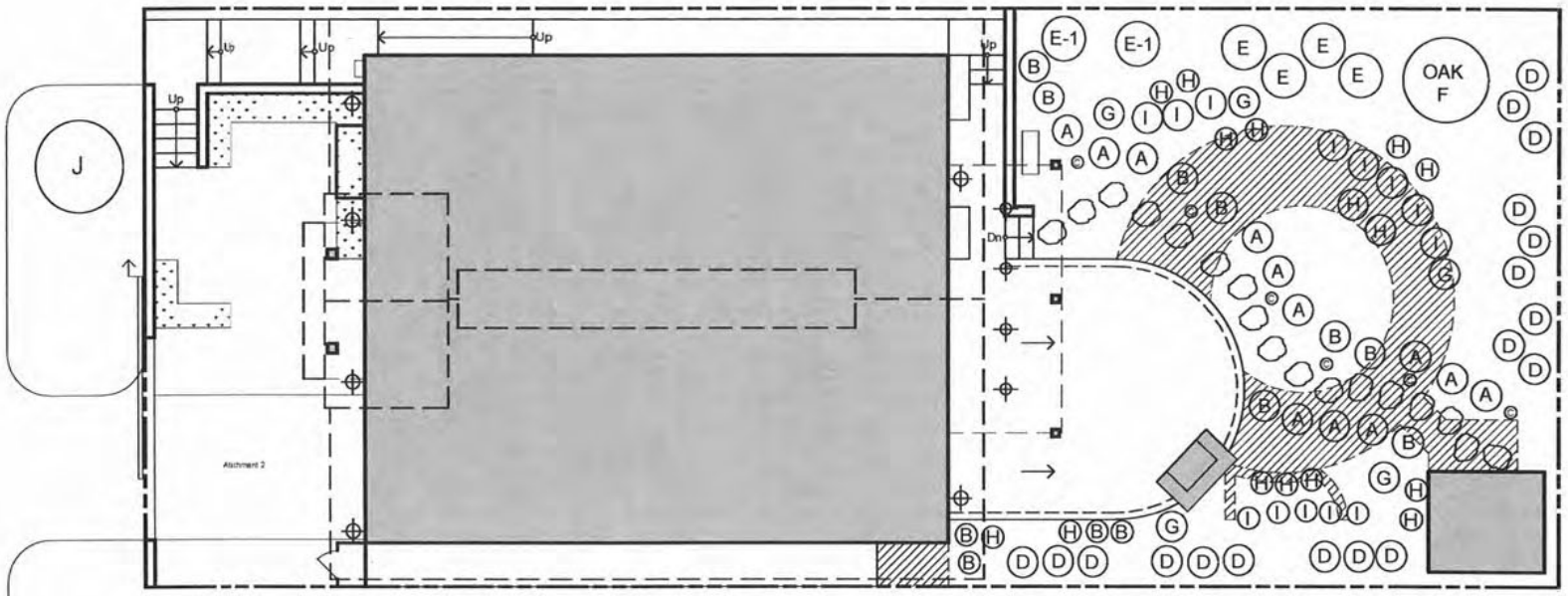
LINCOLN 4-SOUTH WEST OF 9TH LOT 9 BLOCK 113 CARMEL BY THE SEA, CALIFORNIA 93921

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MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS

Date: 16 June
CAD FILE
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PROJECT NO.

Attachment 10

A = Roses 5 Gallon
B = Salvia Hot Lips 5 Gallon
C = Salvia Mexican Sage 1 Gallon
D = Pittosporum Tenuifolium 15 Gallon
E-1 = Existing Camilas
E = New Camilas
F = Oak Quercus Agrifolia 15 Gallon
G = Leonurus 5 Gallon
H = Cuphea 5 Gallon
I = Agapanthus 5 Gallon
J = Canary Island Pine 15 Gallon





APN: 010-181-005-000

LANDSCAPE PLAN

SCALE: 1/4" = 1'-0"

Westbrook Residence Remodel

LINCOLN 4-SOUTH WEST OF 9TH LOT 9 BLOCK 113 CARMEL BY THE SEA, CALIFORNIA 93921

REVISIONS	
DATE	DESCRIPTION
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	Remodel Permit

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AL E. SAROYAN II

REGISTERED ARCHITECT
ALEXANDER E. SAROYAN II
No. 37324
STATE OF CALIFORNIA

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS

Date: 21 June 2021
CAD FILE
L-1
PAGE NO.
32
OF 32
PROJECT NO. 1305

Attachment 10

GRAPHIC SCALE

1/4 inch = 1 ft.

Please Add:

Ground Fal Circuit Interrupter (GFCI) Receptacle Protection Is Required At The Following Locations:
A: Bath Rms (At Least One Shall Be Within 3' Of Lavatory)
B: Outdoor
C: KitchensWhere The Receptacles Serve The Countertop Surfaces
D: Laundry,Utility, AndWet Bar Sinks(Where The Receptacle IsWithin 6' Of Outside Edge)

A Minimum Of Two 20 Amp Small Appliances Branch Circuits Shall Be Provided For All Receptacle Outlets In The Kitchen, Ding Room, Pantry, Or Other Similar Areas. At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Laundry Receptacle Outlets. Such Circuits Shall Have No Other Outlets. And At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Bathroom Receptacle Outlets. Such Circuits Shall Have No Other Outlets.

Provide At Least One Outside Waterproof, GFCI Protected Receptacle At The Front And Back Of The Dwelling Unit.

Provide At Least One GFCI Protected Outlet Along The Perimeter Of The Deck.

Electrical Service Lateral To Be Placed Underground.

Please Note:

1. All smoke and carbon monoxide detectors shall be hardwired and interconnected with a battery back up.
2. All kitchen, bath rooms, powder room, garage, outdoor & bar receptacles are GFCI protected.
3. All 15 and 20 Amp electrical receptacles shall be tamper resistant.
4. Existing sub panel is to remain in its original location.
5. AFCI protection for all newly modified branch circuits serving interior spaces and rooms in accordance with the building officials interpretation of CEC 210.12.
6. At least one luminaire in each laundry room, utility room , bathroom, and garage to be controlled by an occupancy sensor in accordance with CEnC Sec. 150(k)2(E).
7. Recessed downlights installed in ceilings to be Insulation Contact (IC) and Air Tight (AT) rated fixtures in accordance with CEnC 150(k)(1)(E).

Please Note:

The light above the mirror at the bath room sink shall be a minimum clearance requirement of

Please Note:

Unless operating as a component of a tested system, fans shall be provided with humidistat controls capable of adjustment between a relative humidity range of less than or equal to 50% to a maximum of 80% and a minimum humidity setting of 20% or less. Fans installed to meet whole-building ventilation requirements

GRAPHIC SCALE

1/4 inch = 1 ft.

Floors Plan:

Ground Fat Circuit Interrupter (GFCI) Receptacle Protection Is Required At The Following Locations:
A. Bath Area (At Least One Shall Be Within 3' Of Lavatory)
B. Outdoor
C. Kitchens Where The Receptacles Serve The Countertop Surfaces
D. Laundry, Utility, And Wet Bar Sinks (Where The Receptacle Is Within 6' Of Outside Edge)

A Minimum Of Two 20 Amp Small Appliances Branch Circuits Shall Be Provided For All Receptacle Outlets In The Kitchen, Dng Room, Pantry, Or Other Similar Areas. At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Laundry Receptacle Outlets. Such Circuits Shall Have No Other Outlets. And At Least One 20 Amp Branch Circuit Shall Be Provided To Supply Bathroom Receptacle Outlets. Such Circuits Shall Have No Other Outlets.

Provide At Least One Outside Waterproof, GFI Protected Receptacle At The Front And Back Of The Dwelling Unit.

Provide At Least One GFCI Protected Outlet Along The Perimeter Of The Deck.

Please Note:

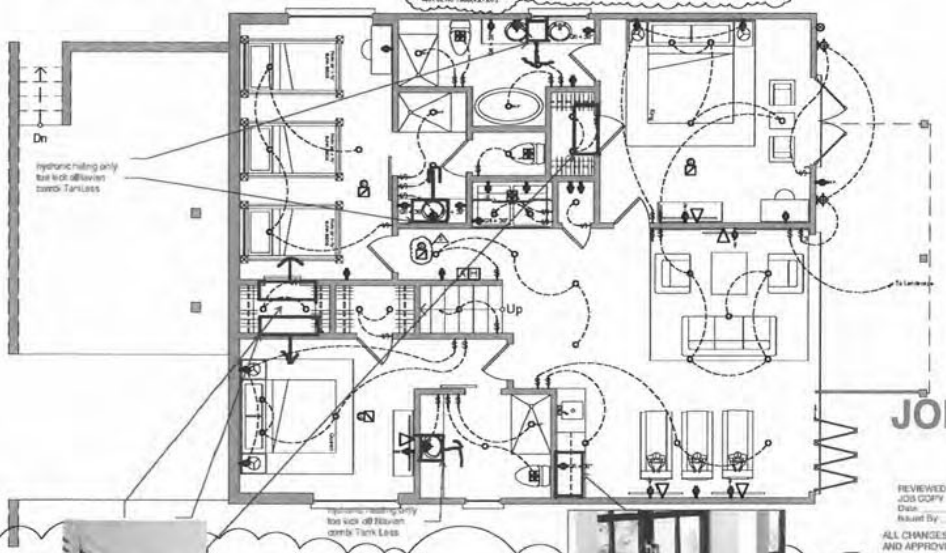
1. All smoke and carbon monoxide detectors shall be hardwired and interconnected with a battery back up.
2. All kitchen, bath rooms, powder room, garage, outdoor & bar receptacles are GFCI protected.
3. All 15 and 20 Amp electrical receptacles shall be tamper resistant.
4. Existing sub panel is to remain in its original location.
5. AFCI protection for all new or modified branch circuits serving interior spaces and rooms in accordance with the building officials interpretation of CEC 210.12.
6. At least one luminaire in each laundry room, utility room, bathroom, and garage to be controlled by an occupancy sensor in accordance with CEnC Sec 150(k)2(E).
7. Recessed downlights installed in ceilings to be Insulation Contact (IC) and Air Tight (AT) rated fixtures in accordance with CEnC 150(k)2(E).

Please Note:

The light above the master bath room shall meet the minimum clearance requirement indicated in the 2016 CEC.

Please Note:

Unless operating as a component in a whole house ventilation system, bath exhaust fans shall be provided with humidity controls, and all exhaust fans shall have backdraft protection in accordance with CGBSC and CMC.



JOB COPY

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date _____ Permit # _____
Issued By: _____

ALL CHANGES OF PLANS MUST BE REVIEWED AND APPROVED BEFORE WORK COMMENCES

CEILING CAN LIGHT SPEC.



ELECTRICAL KEY

SYMBOL	TYPE
	CARBON MONOXIDE
	LIGHT SWITCH
	3 - WAY SWITCH
	4 - WAY SWITCH
	DIMING SWITCH
	DUPLEX OUTLET
	220 OUTLET
	GROUND FAULT INTERUPT OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SMOKE DETECTOR
	200 AMP SUB PANEL
	DATA_TELEPHONE_T.V. CABLE
	HVAC CONTROL
	ALARM CONETROL
	EXHAUST FAN (MINIMUM 50 CFM)
	3" CAN LIGHT
	3" WATER PROOF OUTDOOR CAN LIGHT
	3" PORTING LED CAN LIGHT
	DECRORATIVE CEILING FIXTRUE
	5" PENDANT LIGHT
	EXTERIOR WALL MOUNT (25 WATT)
	INTERIOR WALL MOUNT
	LED CABLE LIGHTS
	LED STRIP LIGHT (Toe Kick Night Light)
	LED STAIR LIGHT
	GAS
	SECURITY LIGHTS WITH SENSOR
	4' FLOURESCENT LIGHT 2B WATT T8 STANDARD OUTPUT (1 BULB/8 PER FIXTURE)
VAC	VACUUM TANK
	LOW VOLTAGE PANEL
	HOME BIB
	DOOR BELL

Arc-Fault Interrupter Protection
All 120-Volt 15 And 20 Ampere Or Branch Circuits Supplying Outlets Installed In Dwelling Unit Family Rooms, Closets, Hallways, Parlors, Libraries, Dens, Bed Rooms, Sun Rooms, Recreation Rooms, Or Similar Rooms Or Area Shall Be Protected By A Listed Arc-Fault Circuit Interrupter Combination-Type. Guestrooms (210.10) And Guest Suites That Are Provided With Permanent Provisions For Cooking Shall Have AFCI.

TAO – model: WS-W53

dweLED™ LED Outdoor

EXTERIOR LIGHT AFRONT ENTRY LIGHT SPEC.

WAC LIGHTING
Responsible Lighting®



2019 Residential Lighting Measure

110.9: Lighting Controls and Components All lighting control devices and systems, sh… requirements of § 110.9.*

150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements …

150.0(k)1B: Bank Electrical Boxes The number of electrical boxes that are more tha… contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes… control.

150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ce… insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described i…

150.0(k)1D: Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps… and must have an output frequency no less than 20 kHz.

150.0(k)1E: Night Lights, Step Lights, and Path Lights. Night lights, step lights and pa… 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of p…

150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (exce… an exhaust hood) must meet the applicable requirements of § 150.0(k).*

150.0(k)1G: Screw-based luminaires. Screw-based luminaires must contain lamps th…

150.0(k)1H: Light Sources in Enclosed or Recessed Luminaires. Lamps and other so… with the JA8 elevated temperature requirements, including marking requirements, must not be installed in encl…

150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources insta… not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated for… lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

150.0(k)2A: Interior Switches and Controls. Aftoward phase cut dimmers used with… 74.

150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately… manually turned ON and OFF.*

150.0(k)2C: Interior Switches and Controls. Lighting must have readily accessible… ns.

150.0(k)2D: Interior Switches and Controls. Controls and equipment must be installe… control is installed to comply with

150.0(k)2E: Interior Switches and Controls. Controls must not bypass a dimmer, occ…

150.0(k) § 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply… 2019 Low-Rise Residential Mandatory Measures Summary

150.0(k)2G: Interior Switches and Controls. An energy management control system, including an Occupancy Sensor Control Systems Requirements if it, provides functionality of the specified control according to § 110.9, meets the installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(k), and meets all other requirements in

150.0(k)2. § 150.0(k)2H: Interior Switches and Controls. A multiscene programmable control may be used to comply with dimmer requirements in

150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

150.0(k)3: Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.

150.0(k)3J: Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*

150.0(k)3K: Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.

150.0(k)3A: Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item

150.0(k)3Ai (ON and OFF switch) and the requirements in either

150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control); or

150.0(k)3Aiii (astronomical time clock), or an EMCS.

150.0(k)3B: Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either

150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140 and 141.0. § 150.0(k)3C: Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by

150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.0 130.0, 130.2, 130.4, 140.7 and 141.0.

150.0(k)4. Internally illuminated address signs. Internally illuminated address signs must imply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).

150.0(k)5: Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

150.0(k)6A. Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.

150.0(k)6B: Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in indoors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.





STAIR LIGHT SPEC.
RECTANGLE STEP LIGHTS 12V

WAC
LANDSCAPE LIGHTING



GARAGE LIGHT SPEC.

LED FLAT PANEL LIGHT MODELS

CCT	2.7	3.5
4000K	FL-PL22-20W35K-D FL-PL22-20W35WP-D	FL-PL24-25W35K-D FL-PL24-50W35WP-D
4000K	FL-PL22-20W40K-D FL-PL22-20W40WP-D	FL-PL24-25W40K-D FL-PL24-50W40WP-D
5000K	FL-PL22-20W50K-D FL-PL22-20W50WP-D	FL-PL24-25W50K-D FL-PL24-50W50WP-D

PERFORMANCE & PARAMETERS

CCT	3500K / 4000K / 5000K
CRI	> 80 Ra
Efficacy	105lm/W - 125lm/W
Rated Average Life	50,000 Hrs
Input Voltage	190V-277V
Power Frequency	50-60 Hz
Power Tolerance	+/-10%

FEATURES & BENEFITS
- Soft lighting appearance
- Stylish Design
- Long lifetime
- 0-10V Dimming
- Made of Polycarbonate, Aluminum and Metal box which house the driver

WARRANTY
5 Year Warranty

LISTINGS AND CERTIFICATIONS

APN: 010-181-005-000

REVISIONS	
DATE	DESCRIPTION
09-19-19	Dr. to Jds Sent
10-28-19	Dr. to Jds Sent
11-01-19	Dr. to Jds Sent
12-18-19	Dr. to Jds Sent
04-13-20	Dr. to Jds Sent
06-09-20	Dr. to Jds Sent
08-20-20	Dr. to Jds Sent
09-04-20	Dr. to Jds Sent
09-14-20	Dr. to Jds Sent
DRAWN BY:	C.M.T.
CHECKED BY:	A.E.S.
PURPOSE:	Remodel Permit

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A.E. SAROYAN ©

SCALE: 1/4" = 1'-0"

PROPOSED LOWER LEVEL ELECTRICAL & LIGHTING PLAN

Westbrook Residence Remodel

LINCOLN 4-SOUTH WEST OF 9TH LOT 9 BLOCK 113 CARMEL BY THE SEA, CALIFORNIA 93921

SAROYAN
MASTERBUILDER
ARCHITECTURE CONSTRUCTION INTERIORS
760 Fremont Avenue Sand City, CA 93955
phone 831.393.1602 fax 831.393.2485
California License 687481

Date: 14 September 2020
CAD FILE
E-2
PAGE NO.
20
OF 31
PROJECT NO. 1

Attachment 10

wrightsoft

Load Short Form
Entire House
Monterey Energy Group

Job:
Date: May 19, 2021
By:

Project Information

For: Westbrook Residence

Design Information

	Htg	Clg
Outside db (°F)	***30***	***87***
Inside db (°F)	70	75
Design TD (°F)	40	12
Daily range	-	M
Inside humidity (%)	30	50
Moisture difference (gr/lb)	13	-17

Infiltration

Method	Simplified
Construction quality	Average
Fireplaces	0

HEATING EQUIPMENT

Make		
Trade		
Model		
AHRI ref		
Efficiency	80 AFUE	
Heating input	0	Btuh
Heating output	0	Btuh
Temperature rise	0	°F
Actual air flow	1632	cfm
Air flow factor	0.045	cfm/Btuh
Static pressure	0	in H2O
Space thermostat		

COOLING EQUIPMENT

Make		
Trade		
Cond		
Coil		
AHRI ref		
Efficiency	0 SEER	
Sensible cooling	0	Btuh
Latent cooling	0	Btuh
Total cooling	0	Btuh
Actual air flow	1632	cfm
Air flow factor	0.042	cfm/Btuh
Static pressure	0	in H2O
Load sensible heat ratio	0.96	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
BEDROOM 3	244	3488	3235	156	135
BEDROOM 1	210	4344	1924	194	80
BATH 1	94	991	477	44	20
KITCHEN	330	6430	8073	287	336
GAME ROOM	340	6232	7252	278	302
ENTRY/STAIRS	158	1277	801	57	33
BATH 4	84	1343	823	60	34
BEDROOM 4	241	3358	3551	150	148
LAUNDRY	32	58	748	3	31
BATH 3	64	117	133	5	6
SITTING ROOM	213	2222	5023	99	209
FITNESS AREA	135	2882	3869	129	161
BEDROOM 2	210	2820	2414	126	101
BATH 2	64	855	646	38	27

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

STAIRS 2	88	160	182	7	8
Entire House	2506	36577	39152	1632	1632
Other equip loads		0	0		
Equip. @ 0.92 RSM			36020		
Latent cooling			1441		
TOTALS	2506	36577	37461	1632	1632

Bold/italic values have been manually overridden

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.

SAMSUNG

SUBMITTAL AM060MXMDCH/AA

Samsung DVM S Eco Series, Heat Pump Condensing Unit

Attachment 2
Attachment 10

Job Name _____ Location _____

Purchaser _____ Engineer _____

Submitted to _____ Reference ☐ Approval ☐ Construction ☐

Unit Designation _____ Schedule # _____

System Specifications

Performance	US Ton (nominal)		5
	Capacity (Btu/h)	Nominal Cooling[1]	60,000
		Nominal Heating[1]	66,000
	System Modulation down to (Btu/h)		7,500
	SEER	Ducted / Non-Ducted	17.1 / 20.6
	EER	Ducted / Non-Ducted	10.9 / 11.2
	HSPF	Ducted / Non-Ducted	10.9 / 11.5
Power	Voltage	(ø/V/Hz)	1 / 208-230 / 60
	Maximum Circuit Breaker (MCCB/ELB/ELCB)		50
	Minimum Circuit Ampacity (MCA)		32
Indoor Units	Total Capacity (%)		50 - 130% Of Outdoor Capacity
	Maximum Indoor Unit Quantity		10
Compressor	Type		Flash Injected Scroll X 1
	RLA	A	24.5
Refrigerant	Type		R410A
	Factory Charge	lbs.	8.2
Pipe Connections	Liquid X Suction (braze)		3/8 X 3/4
Installation Limitation[2]	Max. Distance - ODU to IDU (feet)		492 (574 equivalent)
	Vertical Separation (feet)	ODU to IDU [3]	164 / 131
		Highest/Lowest IDU	49
	Total Refrigerant Pipe (feet)		984
Condenser Fan	Fan	Type	Propeller X 2
		Output (CFM)	4,767
	Motor	Type	BLDC
		Output (W) / FLA (A)	139 X 2 / 0.6
Dimensions	W X H X D	Inches	37 X 55 15/16 X 13
	Weight	lbs.	275.6
Sound Level	dB (A)	Max. (cooling / heating)	58 / 60
Operating Temperature Range	Cooling [4]	°F(°C)	0 ~ 118°F (-18 ~ 48°C)
	Heating	°F(°C)	-13 ~ 75°F (-25 ~ 24°C)
Accessories	Wind Baffles	Front	☐ WBF-6M
		Back	☐ WBB-8M
	Wi-Fi Adapter		☐ MIM-H04UN
	Mode Selector Switch For HP Systems		☐ MCM-C200U
	External contact control interface module (operation and error output, night silent mode manual activation)		☐ MIM-B14
Safety Certifications			ETL (UL 1995)
Protection Devices	Intelligent logic to ensure proper operation within unit design limitations and operational parameters		
	High pressure sensor, low pressure sensor, over-voltage protection, compressor over-current protection, current transformer, fan motor voltage protection, fan motor thermal protection, high voltage fuses		

[1] Certified in accordance with the AHRI Unitary Small Air-Source Heat Pumps (USHP) Certification Program which is based on the latest edition of AHRI Standard 210/240.

[2] Other pipe restrictions and requirements exist. Please consult installation manuals or technical data book for full details.

[3] Vertical separation: 131' when outdoor unit is lower than the indoor units, 164' when the outdoor unit is higher than the indoor units.

[4] When cooling in outside temperatures between 0°F ~ 23°F, wind baffles are required. When outside temperature is between 0°F ~ 23°F, minimum 50% operating capacity should be maintained to ensure reliability while in cooling mode.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice.



Compatibility
Only compatible with Samsung DVM S indoor units (AM****N***H***).

Construction
The unit shall be galvanized steel with a baked on powder coated finish.

Heat Exchanger
The heat exchanger shall be mechanically bonded fin to copper tube.

The aluminum fins of the heat exchanger shall have a protective coating.

Salt spray test method: ASTM-B117-18 - the heat exchanger showed no unusual rust or corrosion development to 2,280 hours.

Controls
The unit shall be operated via NASA Protocol with controls provided by Samsung

The outdoor unit shall have a removable EEPROM that stores unit serial number, startup information, system settings, system tag/name, and other information.

Controls shall integrate with Samsung central controls without additional interface modules

Control wiring shall be 16 AWG X 2 shielded wire.

Refrigerant System
The compressors shall be Samsung hermetically sealed, inverter driven, direct flash injected, DC scroll type with soft-start capability.

Flash injected compressors provide advanced low ambient heating performance.

Refrigerant flow shall be controlled by EEV (electronic expansion valve) throughout the system.

A flat plate subcooler device will improve capacity at extreme system refrigerant pipe lengths and reduce refrigerant noise.

Other Features

Advanced oil recovery cycle logic (maximum duration in cool mode: 3 minutes, maximum duration in heat mode: 6 minutes, defrost cycles lasting over 3 minutes are considered oil recovery cycles). Oil recovery operation shall not interrupt heating or cooling operation.

Optional night quiet modes to reduce outdoor unit sound (4 levels) with automatic activation or manual activation (with MIM-B14).

Advanced intelligent defrost logic to significantly reduce defrost cycle frequency by monitoring air resistance across the condenser coil during heating operation to determine defrost operation initiation to prevent unnecessary defrost cycles.

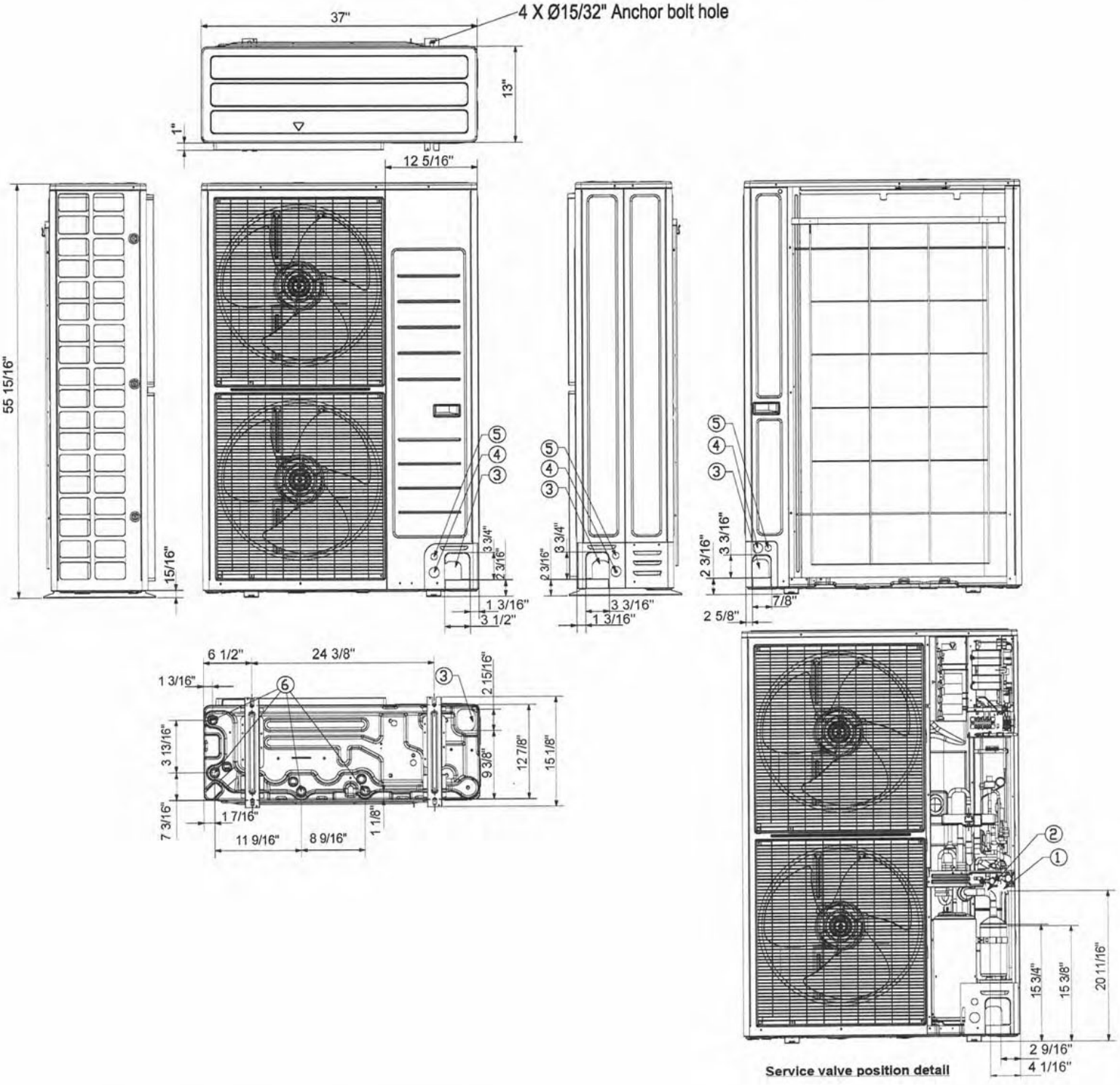
Optional snow blowing logic to prevent snow accumulation on idle outdoor units

Continuous operation while outdoor unit(s) change between heating and cooling modes (conditions apply).

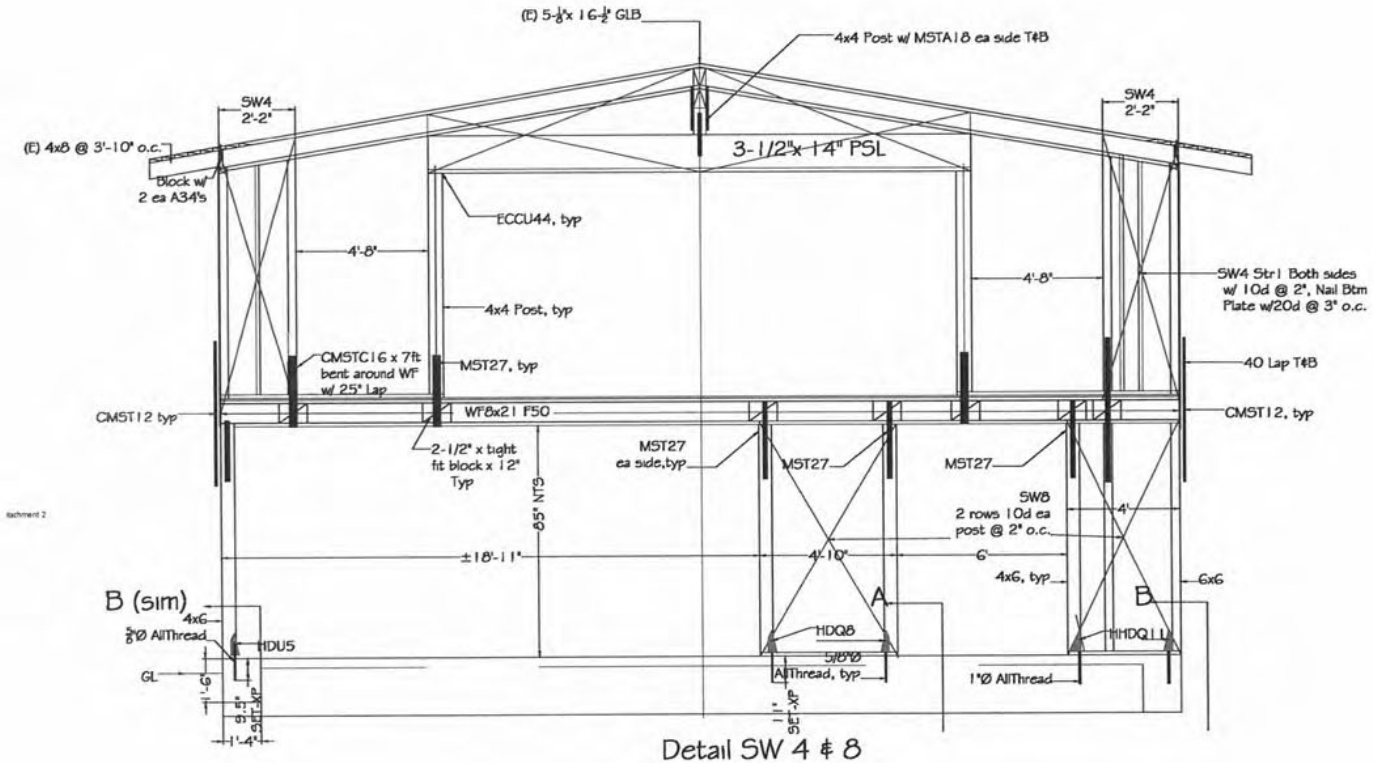
Maximum current control of outdoor unit(s) to limit current (50% - 100% of design current) adjustable at outdoor unit or central control devices: DMS 2 (MIM-D00AN), DMS 2.5 (MIM-D01AUN), BACnet Gateway (MIM-B17N, MIM-B17BUN), LON Gateway (MIM-B18N, MIM-B18BUN).

Energy savings options to reduce system energy consumption in heating mode when average indoor room temperatures are greater than average indoor set temperatures.

© 2021 Samsung HVAC



NO	Name	Description
1	Refrigerant gas pipe	3/4"
2	Refrigerant liquid pipe	3/8"
3	Knockout hole for pipe intake	Front / Side / Rear / Bottom
4	Power wiring conduits	Front / Side / Rear, 1 3/8"
5	Communication wiring conduits	Front / Side / Rear, 7/8"
6	Drain holes	Connect with the provided drain plug



Detail SW 4 & 8

Scale: 1/2" = 1'-0"

REVISIONS	BY
01/30/20	
02/10/21	
02/19/21	

Belknap & Assoc.
24810 Road 207, Coarsegold, CA 93614
800-844-8882

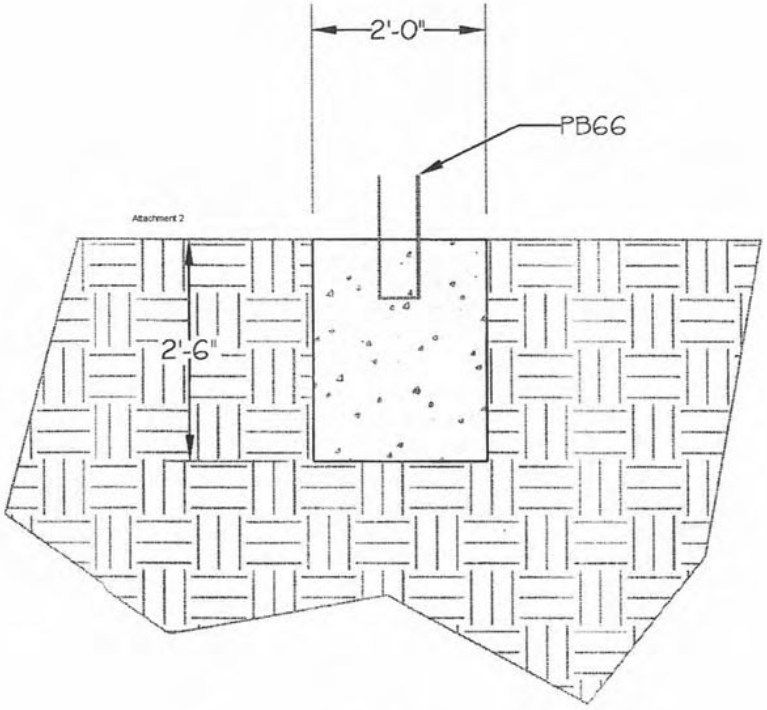
DETAILS

REMODEL
LINCOLN 4 SW OF 9TH
LOT 9, BLOCK 113
CARMEL, CA 93921
APN 010-181-005

Hal & Vick Westbrook
560 Curry Drive
Roseburg, OR 97471

DRAWN BY	
DATE	1/17/20
SCALE	Noted
JOB	2019
SHEET	S2

Attachment 10

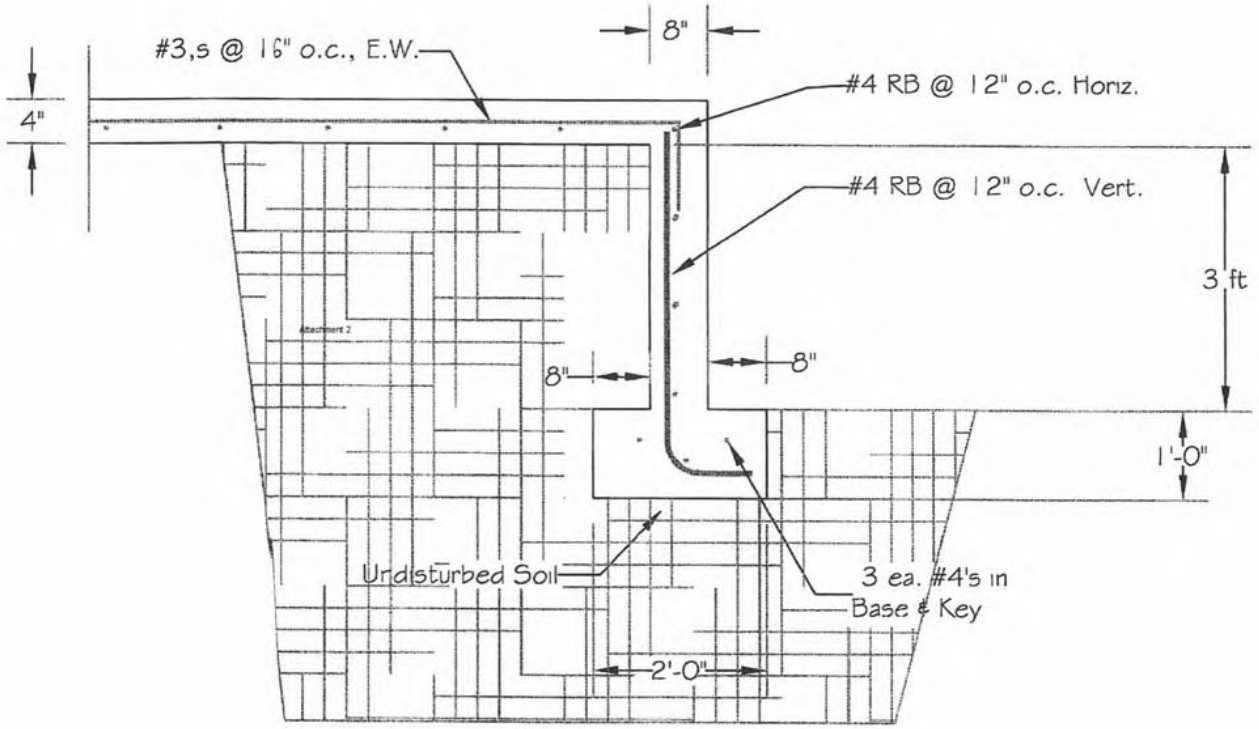


Column Footings

Scale: 1/2" = 1'-0"



Attachment 10



3.0 FT Retaining Wall @ Patio

Scale: 1/2" = 1'-0"



Attachment 10

CANTILEVERED RETAINING WALL, CBC 2019

Uniformly Loaded

Job No. 122019
Page No.

Location: 3 ft Site Retaining Wall at Patio

INPUT

Soil Wt. in PSF	125	ω					
Angle of Repose of Soil in Degrees	31	ϕ					
Allowable Vertical Soil Pressure in PSF	2000	q_a					
Allowable Lateral Soil Pressure in PSF	250	p_p					
Soil Resistivity to Lateral Sliding in % of Vert Loading	24	%					
Depth of Soil to Negelect for Lateral Loads	0	ft					
Ground Slope above Wall in Degrees	0	α					
Height of Wall above Base in ft	3	h					
Height of Soil above Base in ft	3	H					
Depth of Key (if any) in ft	0	K					
If "FIXED WALL Dsign", x H = (uniform lateral load	0	x H =	0				
Uniform Surcharge in PSF @ Surface	0	w_s	Soil Loads Based on Coulomb Theory				
Max Uniform Wall Loading in PLF	0	MaxWL	p'	0.320099			
Min Unifrom Wall Loading in PLF	0	MinWL	p'e	40	Equivalent Fluid Pressure in PSF		
Stem Thickness in ft	0.67	A'	P(soil)	180	Lateral Force to Stem in lbs		
Base Thickness in ft	1	A	p'W(s)	0	Equivalent Uniform Surcharge in PSF		
Base Heel (soil side) in ft	0.67	B	P W(s)	0	Lateral Surcharge Force to Stem in lbs		
Base Toe (open side) in ft	0.66	C	M(o)	427	Overturing Moment @ TOE in Ft-lbs		
Total Base width in ft	2	W					
Concrete Strength @ 28 days in psi	2500	f'_c	M(r) ResistiveMoment				
Conc. Modulus of Elasticity E(c), psi	2850000	E_c	Location	Weight lb	Arm ft	m(r) ft-lbs	
RebarStrength in psi for All Steel	60000	f_y	Footing	290	1	290	
Rebar Size in eights for Vertical Steel	4	#Rebar	Stem+Key	291.5	0.995	290	
Rebar Size in eights for Horizontal Steel	4	#Rebar	Earth	251.3	1.665	418	
Steel Clearance in Inches	2		Surcharge	0	1.665	0	
		at MinWL	0.9MinWL	0	0.995	0	
Safety Factor Aginst Over Turning = M(r)/M(o) =	2.34	OK	Σ Wt	833	Σ M(r)	998	ft-lb
Soil Pressure Calc	2.34	OK	at MaxWL	833		998	ft-lb
Centroid of base pressure, x = EM(r)/EWt	1.2	ft	1.2				
Eccentricity about center of footing, e =	0.2	ft	0.2				
Max pressure @ TOE w/ MinWL=	807	psf	Min pressure @ HEEL =	26	psf		
Max pressure @ TOE w/ MaxWL=	807	psf	Min pressure @ HEEL =	26	psf		

Safety Factor Aginst Slidding

Resistive Forces in lb									
Friction	200	I(e)	166.31	in^4	ΔStem =	0.0015	in	h/Δ =	24000
Lat Bearing @ Base	125	STEM			ΔSCharg =	0	in	h/Δ =	#####
Lat Bearing @ Key	119	M(a1)	2160	in-lbs	ΔTilt =	0.07	in	h/Δ =	510
Σ Resistive Force	444	M(a2)	0	in-lbs	ΣΔ =	0.07	in	h/Δ =	510
		Σ M =	2160	in-lbs	d =	5.79			
		M(u)=1.7M	3672	in-lbs	A(s) req,d	0.012	in^2/lf	Vertical	
				Vert bars	A(s) Min	0.116	in^2/lf	Vertical	
	Use #	4	@	12	in o.c.	Verticaly	A(s)=	0.2	in^2/lf
	Use #	4	@	12.2	in o.c.	Horizontal		OK	

SF Slidding= 2.47 OK

OK

Length of Vert Rebar Splice,(ACI 318-05,12.2.3) 1.3 l_d= 20.8 inches Class B Splice

Dev. Length w/ 12" Conc Cast Below, l_d= 20.8 inches

Shear-friction @ Base V_u = 306 lbs/lf A(s) = 0.01 in^2 / lf @ 45°

ϕ V(c)/2 for Const. Key or roughing per detail in lew of Shear -Friction steel = 1476 lbs OK Shear-friction steel is NOT req'd



STREET ELEVATION "D"

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	2,735 SF	No Change
Site Coverage	396 SF/556 SF	1,384 SF	1,226 SF
Trees (Upper/Lower)	3/1	0/0	2/0
Ridge Height (1st/2nd)	18'/24'	13'-9" / 22'	No Change
Plate Height (1st/2nd)	12'/18'	8' / 17'-5"	No Change
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	13'-7"	No Change
Composite Side Yard	10' (25%)	6'	No Change
Side Yard	3'	3'	No Change
Rear	15'/3'*	35'-3"	No Change

*The rear setback is three feet for those portions of structures less than 15 feet in height.



Nora and Michael Raffetto
P.O. Box 7186
Carmel, CA 93921
June 23, 2021

TO: City of Carmel-by-the-Sea Planning Commission
SUBJECT: Remodel or Demolition
Westbrook/Saroyan Project at Lincoln Street 4 SW of 9th Street

We are writing to provide an update to our written and verbal communications of June 9, 2021, May 12, 2021 and April 14, 2021 regarding the Westbrook/Saroyan Project at Lincoln Street 4 SW of 9th (the "Project). In particular, we are writing to share our data regarding the question of whether or not this project is, in fact, a demolition by City definition or practical application of the definition.

We choose to do this now for two reasons:

First, a comment from Staff following our presentations under Public Communications on June 9, 2021 suggested that we might not understand the City's definition of demolition. In fact, we did then and we do now. A discussion and any action regarding whether the Project has become a demolition belongs between Staff and the Planning Commission. An honest Staff assessment and discussion might have been valuable during a Design Study hearing before plans were approved. Unfortunately for us, we expect little to be gained from such a discussion at this point.

Second, our primary motivation throughout this two-year ordeal has been preserving our home's privacy. The December 2019 Approved Track 1 Plans reasonably satisfied our goal. The violations of those plans over the last eleven weeks have been a nightmare. We will be hard pressed, in the time allowed us on July 14th, to articulate our issues and persuade the Planning Commission to order the removal of the four to five separate areas of unapproved work.

Using only the plans that have been made available to us and what we have visually observed from the street, we've prepared the attached Schedule as a starting point for a careful in-person visual investigation by City representatives or consultants. Inasmuch as we have no access to the project, we can proceed no further on our own. The extent to which exterior wall framing has been modified or replaced adjacent to the areas shown on the plans or in other areas unrelated to windows and doors must be determined by others. <u>We continue to ask that Staff withhold any approval for the insulation or covering of walls until the Planning Commission has visited the Project and seen for themselves the amount of replaced and modified exterior framing.</u>

Remembering that this issue was raised as an observation by a disinterested local architect, we hope you can see that the call for a careful and closer look at the actual work is compelling. The Schedule data (incomplete without City inspection additions, if any) moves the "needle" substantially toward the 50% threshold, even when the below-grade East-facing foundation is retained in the divisor. Removing the 34' of below-grade concrete pushes the Project into a demolition.

It's unfortunate that the magnitude of the Project's proposed framing modifications was not sufficient to motivate Staff to move this to Track 2 in 2019.

For us, we must now turn our attention to preparations for our abbreviated opportunity to speak on July 14, 2021. It is likely that we will impose again on Commission members with written correspondence prior to the meeting packet.

Thank you.

Respectfully,

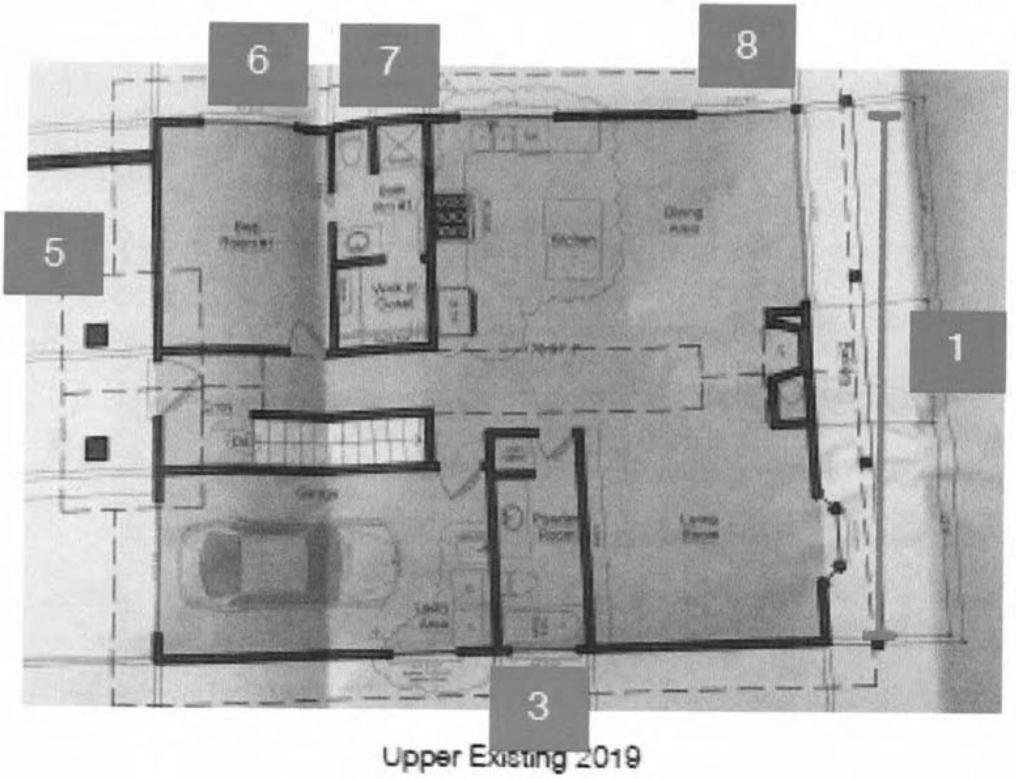
Nora and Mike Raffetto

Demolition Calculation from Project Plans

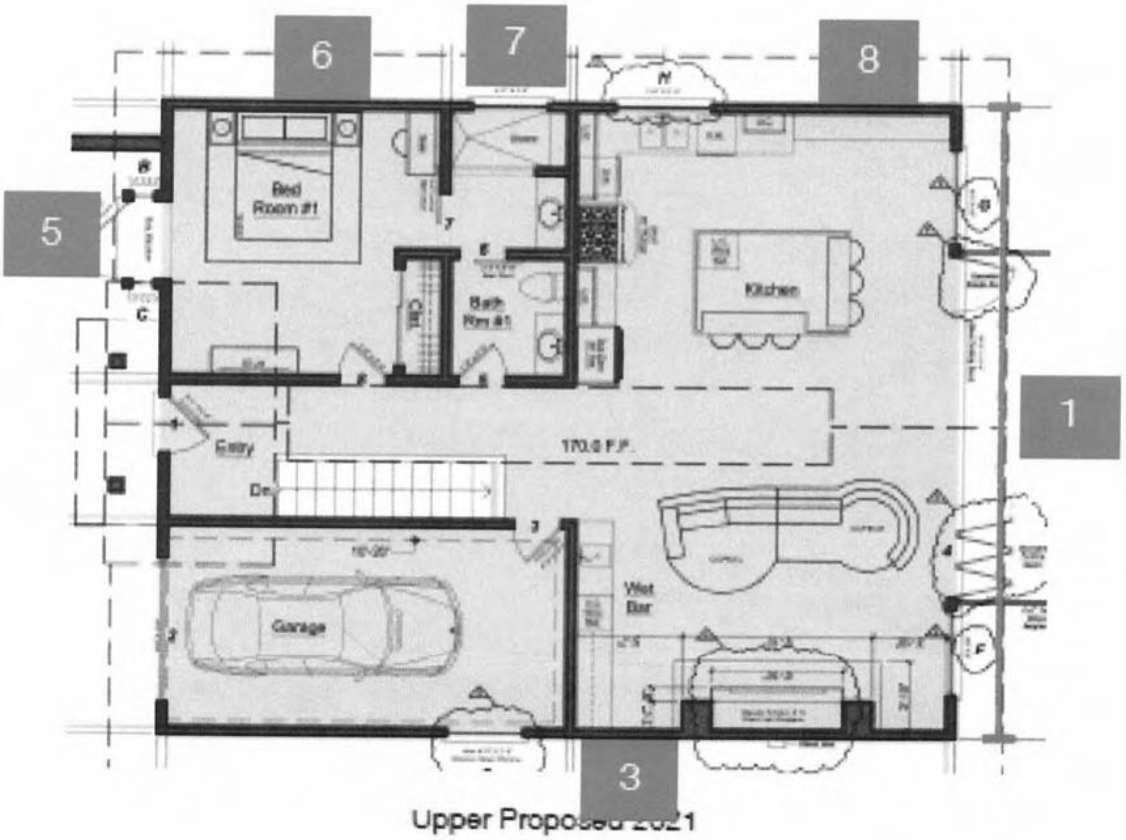
ITEM	BUILDING LEVEL/ LOCATION	APPROXIMATE LINEAL FEET	DESCRIPTION
1	UPPER-West	34	Entirely reframed
2	LOWER-West	34	Entirely reframed
3	UPPER-North	7	Bathroom window eliminated/wall reframed
4	UPPER-East	12	Garage opening reframed to enlarge
5	UPPER-East	7	Bay window into setback added (solid wall before)
6	UPPER-South	8	Bedroom window eliminated/wall reframed
7	UPPER-South	6	Bathroom window added/wall demo'd and reframed
8	UPPER-South	8	Dining area window eliminated/wall reframed
9	LOWER-North	5	Bathroom window size modified/wall reframed
10	LOWER-South	8	Double door utility room converted to bath window
11	LOWER-South	8	Bedroom window eliminated/wall reframed
		137	Total demolition from plans and street visible work
		To be determined	**Other reframing Identified by City in-person inspection**
		To be determined	**Total demolition/reframing**
		300	Total perimeter including concrete below-grade East Lower level foundation wall
		150	**50% Demolition threshold using unadjusted total perimeter**
		266	Total perimeter excluding concrete below-grade East Lower level foundation wall only
		133	**50% Demolition threshold using adjusted total perimeter**
			Note: for windows and openings, one foot is added to each side of plan dimension for new wall studs related to the change.

Note: If the 10' poured concrete portions of the North and South walls at the Eastern end are deducted from the "frameable" divisor, then the Total perimeter becomes 246' and the 50% Demolition threshold becomes 123'.

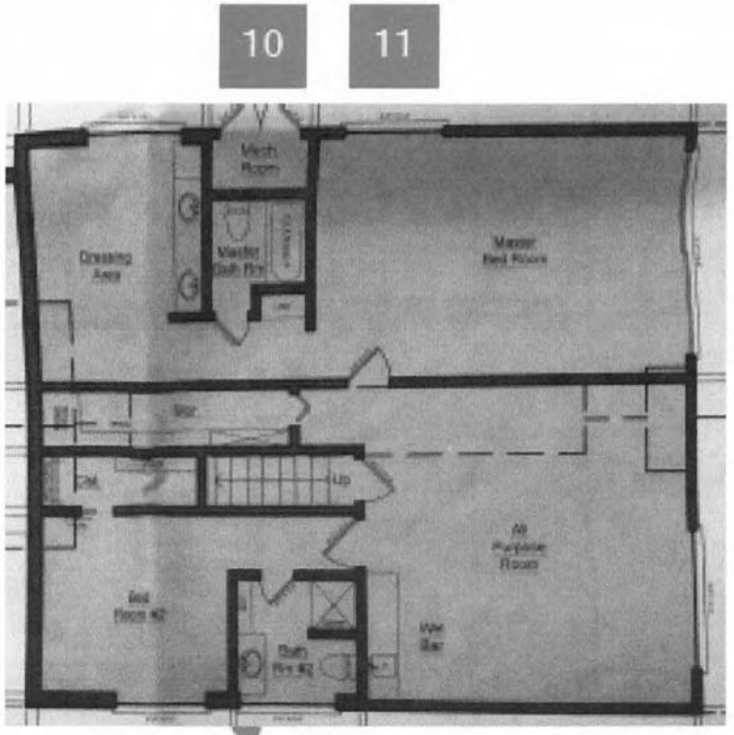
The following two pages compare existing framing to Approved Plan/actual framing. The numbers in the red boxes refer to the item numbers and descriptions in the Table above.



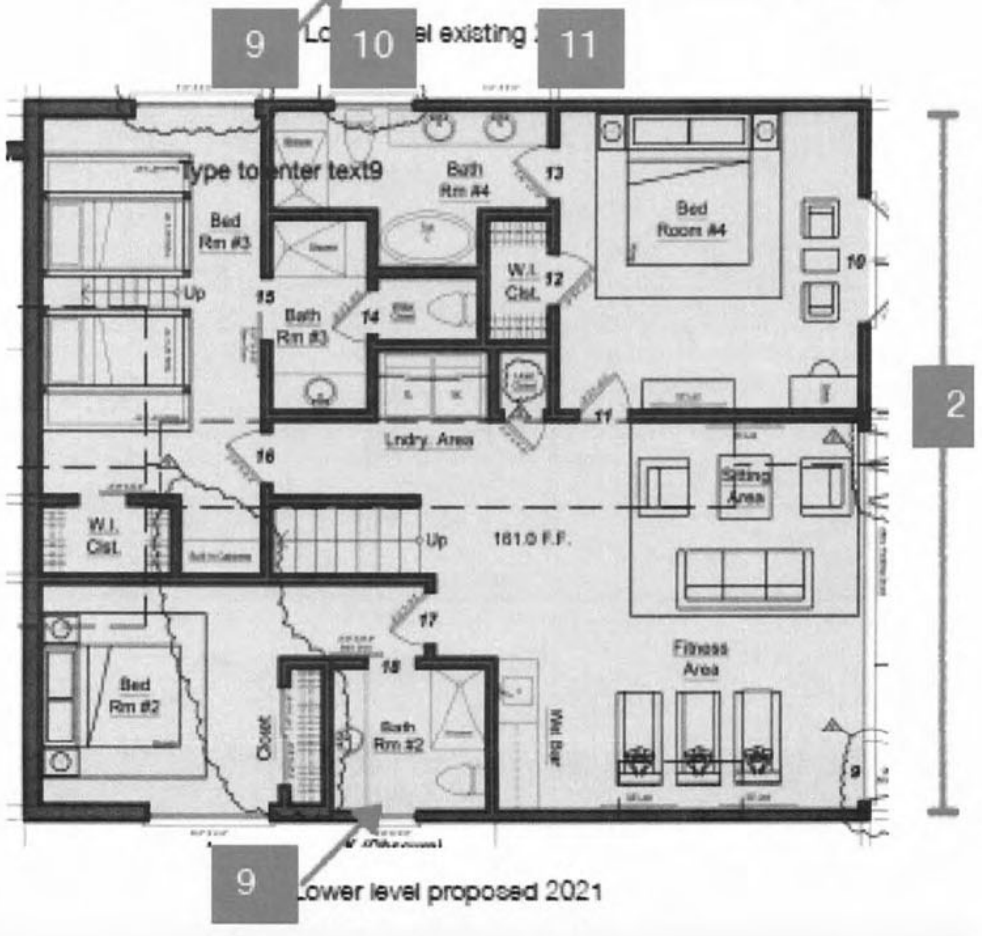
Upper Existing 2019



Upper Proposed 2021



Lower Level Existing



Lower level proposed 2021

Carmel by the Sea Planning Commission

July 14, 2021

History

An **honest** submission in 2019 → Our immediate appeal to Commission

Instead, contractor sat on plans for over 13 months without any effort to revise through planning/permitting process

Blatant UNAPPROVED changes harming our privacy vs Approved Plans

At least four major privacy breaches vs. Approved Plans

Our "privacy violated" is the same as Mrs. Williams on the Yonekura project

The patio change is privacy violated by design - views into our home,bdr,ba

The lower door violation is a massive privacy violation : noise, traffic 6' away

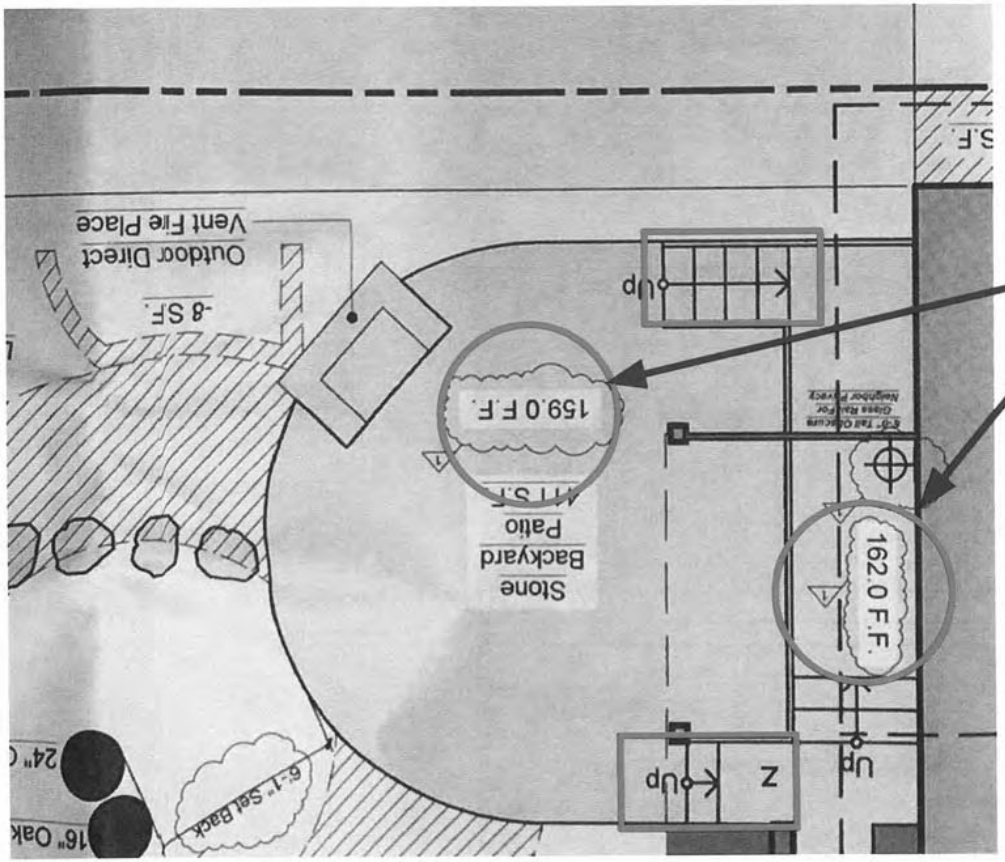
Every unapproved change is a more blatant violation than the skylights.

Attachment 10

Actions Requested

ITEM	ISSUE	APPROVED PLANS	ORDER REQUESTED
1	PATIO	Build at 3' below door exit decking	Demolish & remove all Build per 12/2019 Approved Plans at 3' below door exit patio decking
2	ROOF	Cedar shingle	Build per 12/2019 Approved Plans
3	LOWER LEVEL DOOR	Primary operable @ south end	Remove panels & modify to comply with 12/2019 Approved Plans**
4	UPPER WINDOW	Fixed (not operable)	Remove and replace with fixed per 12/2019 Approved Plans**
5	OUTDOOR FIREPLACE	11' from grade at fence	Relocate and possibly limit height
6	EXTERIOR LIGHTS	No light at lower south crner; No light at upper south balcony on Elevation Plan	Remove lower south crnr light Remove upper south balcony light

Rear Patio - as Approved



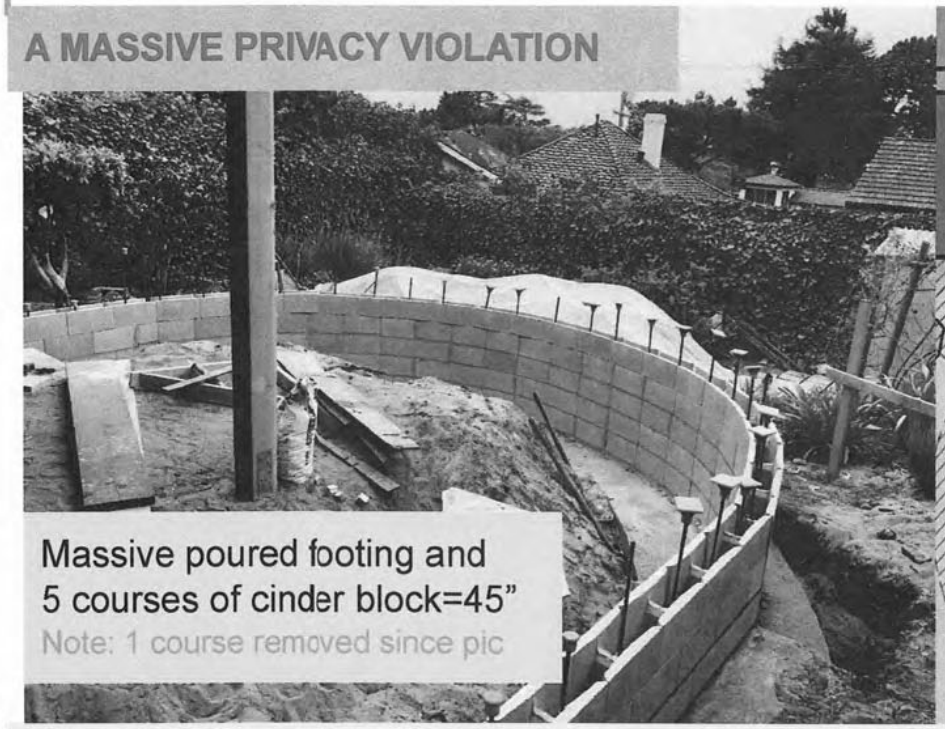
Patio to be 3 feet lower

Grade is at least 3' below exterior threshold even after correction of architect error.

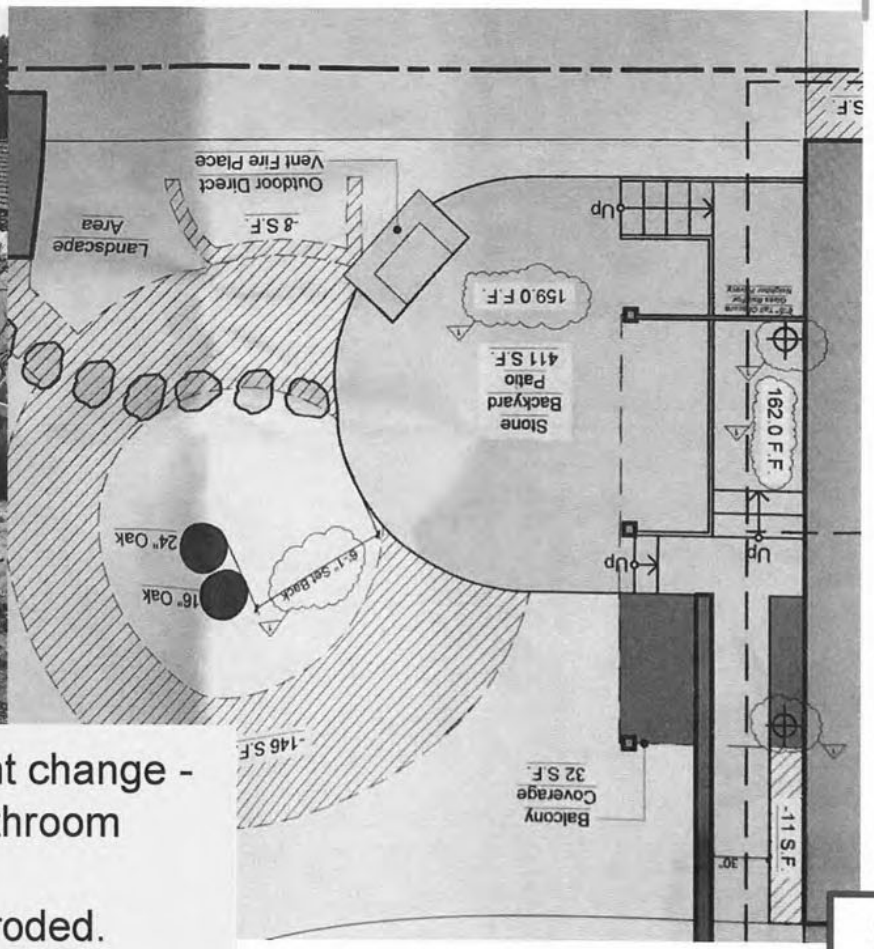
Attachment 10

Rear Patio - Unapproved work to raise elevation 3-4'

A MASSIVE PRIVACY VIOLATION



Massive poured footing and
5 courses of cinder block=45"
Note: 1 course removed since pic



Privacy of our lower level is lost with ANY height change - neighbors look in toward bedrooms and bathroom

Privacy of our lower balcony is seriously eroded.



Attachment 10

Exterior Fireplace

A PRIVACY ISSUE

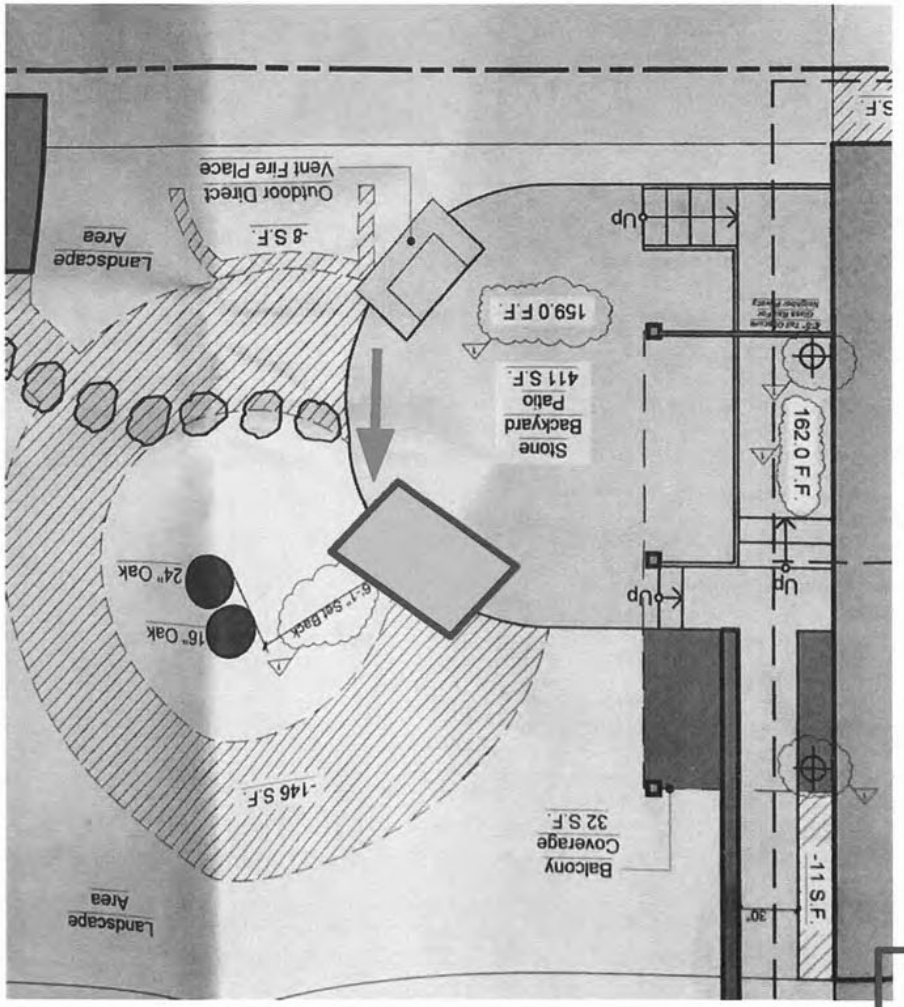
11'-14' tall

Massive oak trees have been removed, so

Relocate to turn guest views from into our home

Lower height or limit to 10'10" from corrected 2021 lower level F.F.of 161' minus 3' = 158'.

Consider lowering total height to 8' from December 2019 grade (direct vent-no chimney required)



Attachment 10

Exterior Fireplace

A PRIVACY ISSUE

Against our fence

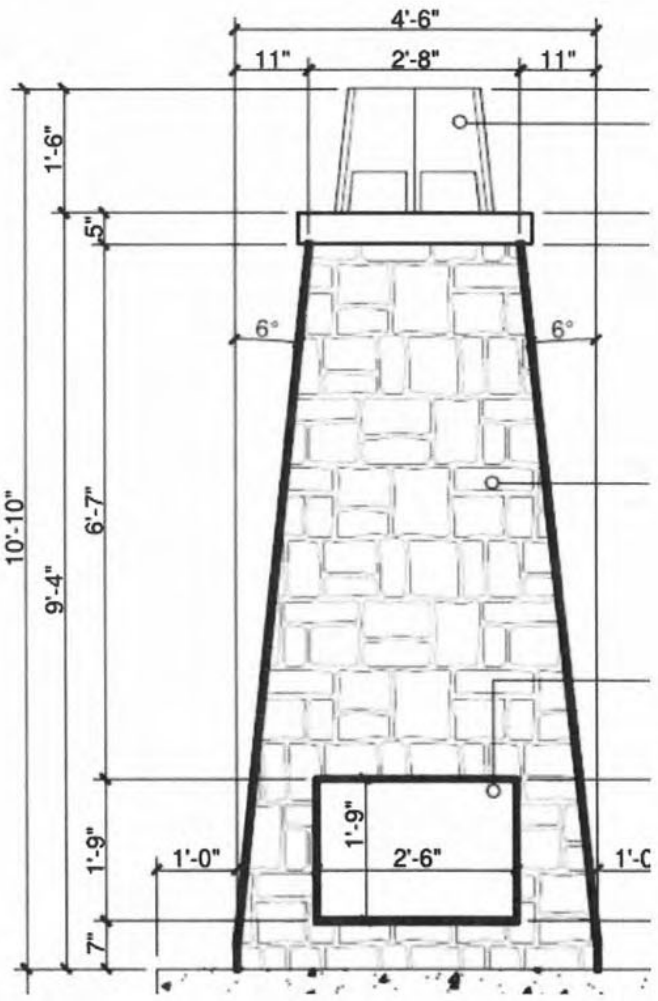
11' or 14' tall

Guests/residents seated and looking up into our home

No chimney required - direct vent

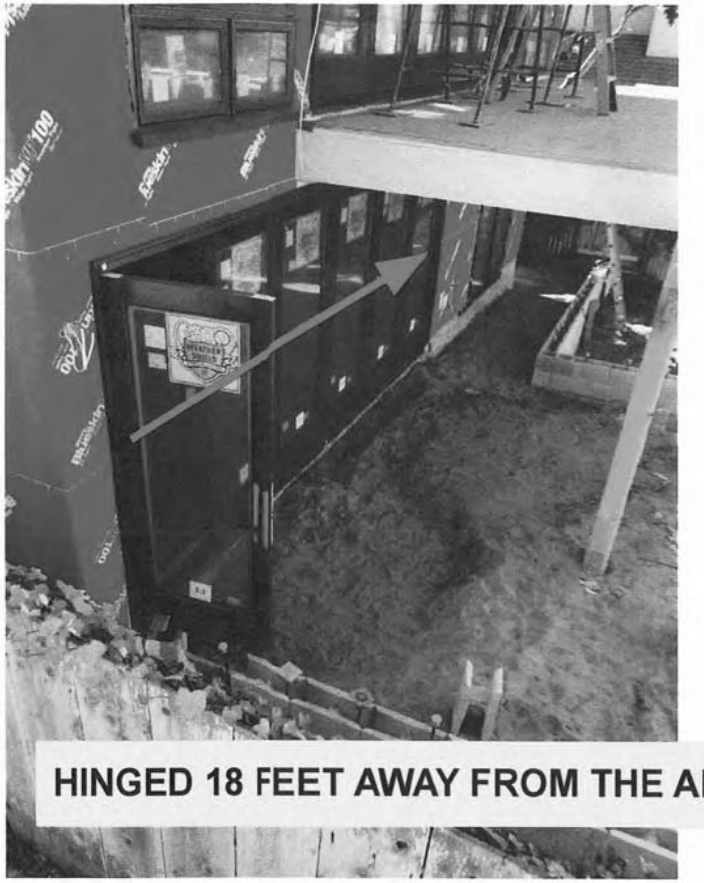
RECOMMENDATION:

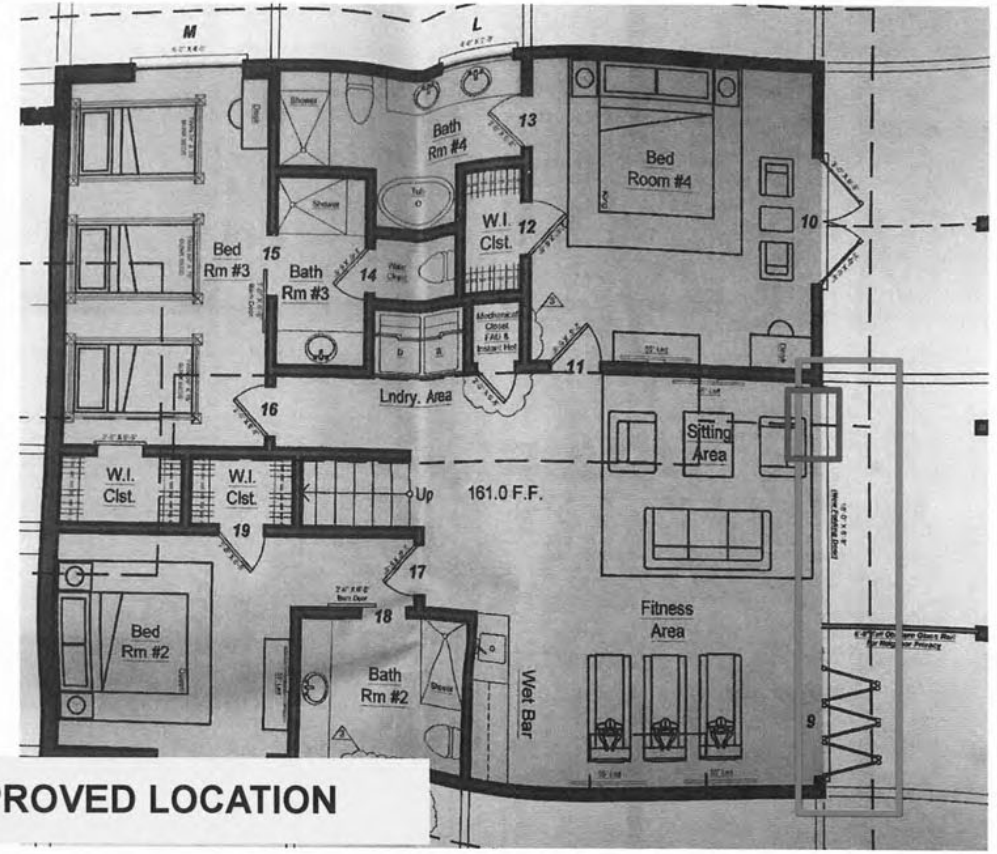
1.Relocate fireplace to Southwest side of patio at grade [159.0 F.F.] AND 2.Lower height to 8'



Attachment 10

Lower Level Door System - Operable Unit at Wrong End





HINGED 18 FEET AWAY FROM THE APPROVED LOCATION

Attachment 10

Lower Level Door System

THIS IS A PRIVACY ISSUE

December 2019 AND April 30, 2021 plans show operable door at south end

System installed with operable door at north end, mere feet from our home

Unapproved exterior light fixture installed at north corner

The only access from entire house to patio and rear yard

Opening/Closing
Interior noise
325+ days per year

An honest presentation in 2019 of this intent would have immediately triggered our concern and an Appeal to Planning Commission

RECOMMENDATION

1. Order modification of the unapproved lower level door system to move the primary operable unit/panel to the south end with the remaining 5 panels anchored to the north end per the Approved Plans;**

Attachment 10

Rear Upper Corner Window

THIS IS A PRIVACY ISSUE

This entire upper level space is an open great room from the south wall to the north wall, 5' from our sunroom.

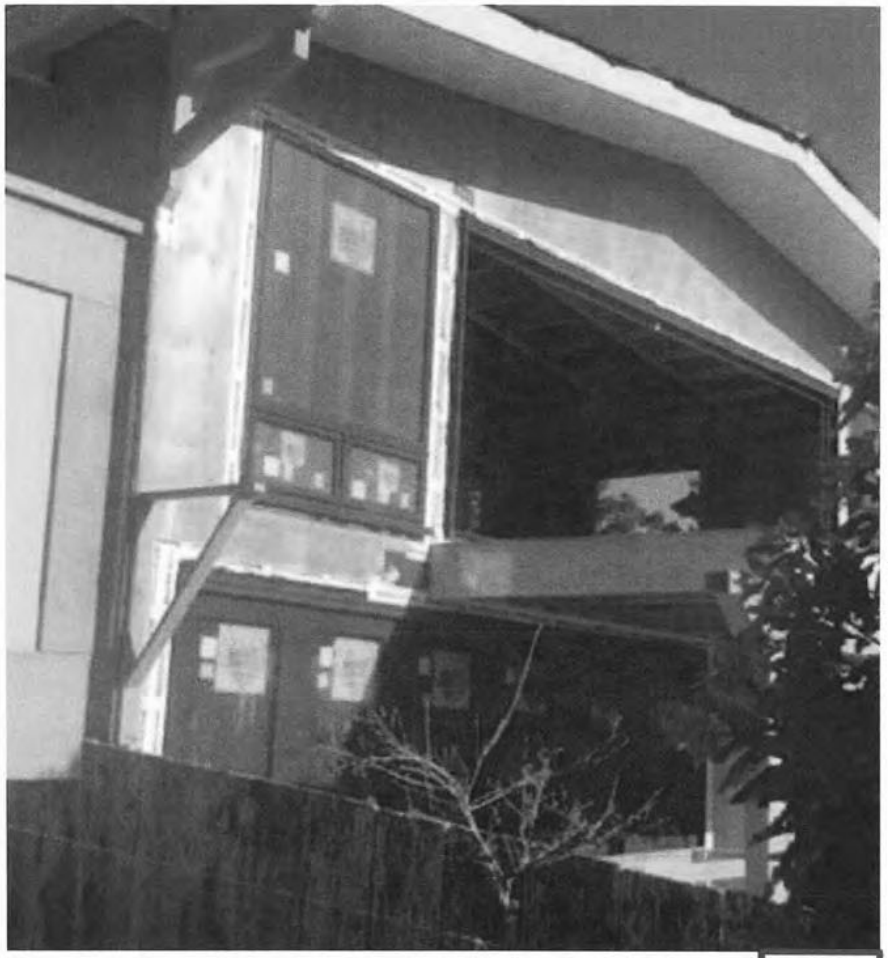
The windows are shown as "fixed" on the Approved Plan elevation drawing AND the Approved Plan window schedule.

The installed window is operable in violation of the Approved Plans.

An honest presentation in 2019 would have immediately elicited our concern and an Appeal to the Planning Commission

RECOMMENDATION

Order removal of the unapproved operable window and installation of fixed window as per Approved Plans



December 2019

Fixed window

No exterior lights



WINDOWS

A	BED #1	5'-0" X 4'-0"	BAY WINDOW	ONYX	FLUOROPOLYMER
B	BED #1	1'-2" X 4'-0"	BAY WINDOW	ONYX	FLUOROPOLYMER
C	BED #1	1'-2" X 4'-0"	BAY WINDOW	ONYX	FLUOROPOLYMER
D	GARAGE	2'-0" X 4'-0"	SLIDING	OBSCURE GLASS TO REMAIN	
E	GREAT ROOM	5'-0" X 4'-0"	FIXED	ONYX	FLUOROPOLYMER
F	GREAT ROOM	5'-0" X 6'-8"	FIXED	ONYX	FLUOROPOLYMER
G	KITCHEN	5'-0" X 6'-8"	FIXED	ONYX	FLUOROPOLYMER
H	KITCHEN	5'-0" X 3'-0"	SLIDING	ONYX	FLUOROPOLYMER
I	BATH 1	4'-0" X 2'-0"	SLIDING	ONYX	FLUOROPOLYMER

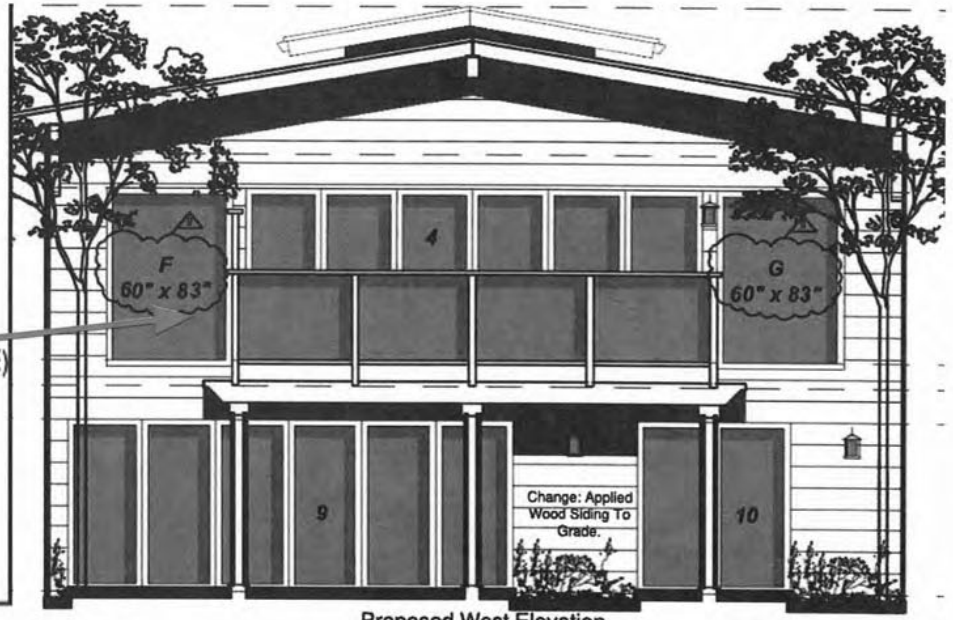
Upper Rear Window - 4/30/21 by Architect

Windows are still "fixed"

WINDOWS

A	BED #1	5'-0" X 4'-0"	BAY WINDOW	WOOD WINDOW	SEE ATTACHED SPECS
B	BED #1	1'-2" X 4'-0"	BAY WINDOW	WOOD WINDOW	SEE ATTACHED SPECS
C	BED #1	1'-2" X 4'-0"	BAY WINDOW	WOOD WINDOW	SEE ATTACHED SPECS
D	GARAGE	2'-0" X 4'-0"	SLIDING	OBSCURE GLASS TO REMAIN	
F	GREAT ROOM	60" X 83"	FIXED	WOOD WINDOW	SEE ATTACHED SPECS
G	KITCHEN	60" X 83"	FIXED	WOOD WINDOW	SEE ATTACHED SPECS
H	KITCHEN	5'-0" X 3'-0"	SLIDING	WOOD WINDOW	SEE ATTACHED SPECS
I	BATH 1	4'-0" X 2'-0"	SLIDING	WOOD WINDOW	SEE ATTACHED SPECS

OMIT (E)



Proposed West Elevation

Attachment 10

Metal Roof - The Basis of Our Objection

Proximity to our home's south wall of glass

800 square feet of roof only 5 feet away

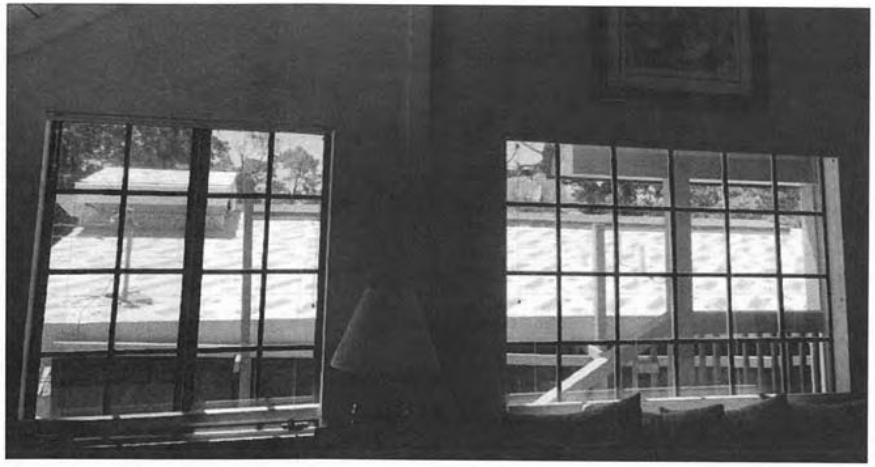
Reflected glare, UV rays and Infrared rays throughout our living space

A health risk

Exposure to UV-A and UV-B waves increases risk of skin cancers, cellular afflictions and eye damage

[Source: Stanford Solar Center, UV Light, Stanford University,2020]

Metal Roof - Our View



From Living Room, Kitchen and Dining Room



From Sunroom and Master Bedroom

Metal Roof - A DOE Caution

U.S. DEPARTMENT OF ENERGY | Energy Efficiency & Renewable Energy

July 2010

Prepared by the Fraunhofer Center for Sustainable Energy Systems for the U.S. Department of Energy Building Technologies Program and Oak Ridge National Laboratory under contract DE-AC05-00OR22725. Additional technical support provided by Lawrence Berkeley National Laboratory and the Federal Energy Management Program.

Authors: Bryan Urban and Kurt Roth, Ph.D.

Mind Your Surroundings

Cool roofs must be considered in the context of your surroundings. It is relatively easy to specify a cool roof and predict energy savings, but some thinking ahead can prevent other headaches. Ask this question before installing a cool roof: *Where will the reflected sunlight go?*

A bright, reflective roof could reflect light and heat into the higher windows of taller neighboring buildings. In sunny conditions, this could cause uncomfortable glare and unwanted heat for you or your neighbors. Excess heat caused by reflections increases air conditioning energy use, negating some of the energy saving benefits of the cool roof.

On May 12, Claudio Ortiz testified that the the lowest glare possible from from any metal roof was 23%.

Attachment 10

Requested Actions

Reject any changes to the December 2019 Approved Plans

1. Order removal of all unapproved concrete footing and cinder block work on rear patio and order construction in strict compliance with December 2019 Approved Plans;
2. Deny the request to install a metal roof;
3. Order modification of the unapproved lower level door system to move the primary operable unit/panel to the south end with the remaining 5 panels anchored to the north end per the Approved Plans;**
4. Order removal of unapproved upper level operable window(s) and installation of "fixed" windows per the Approved Plans (architect's elevation and window schedule);**
5. Order the relocation of the proposed outdoor fireplace to the Southwest center of the rear yard;
6. A. Order the removal of the unapproved exterior light at the lower north corner;

   B. Consider ordering the removal of the upper level exterior light fixture on the south end of the stacking door system.

Actions Requested

ITEM	ISSUE	APPROVED PLANS	ORDER REQUESTED
1	PATIO	Build at 3' below door exit decking	Demolish & remove all Build per 12/2019 Approved Plans at 3' below door exit patio decking
2	ROOF	Cedar shingle	Build per 12/2019 Approved Plans
3	LOWER LEVEL DOOR	Primary operable @ south end	Remove panels & modify to comply with 12/2019 Approved Plans**
4	UPPER WINDOW	Fixed (not operable)	Remove and replace with fixed per 12/2019 Approved Plans**
5	OUTDOOR FIREPLACE	11' from grade at fence	Relocate and possibly limit height
6	EXTERIOR LIGHTS	No light at lower south crner; No light at upper south balcony on Elevation Plan	Remove lower south crnr light Remove upper south balcony light

Nora and Michael Raffetto
P.O. Box 7186
Carmel. California

July 9, 2021

Good morning Marnie.

You asked that we communicate our concerns regarding the Westbrook/Saroyan project to you.

One of the concerns we raised on June 27, 2021 was related to venting pipes installed near our sunroom.

Furnace exhaust venting
We were surprised to see furnace exhaust venting installed within feet of our sunroom. These vents are not "passive" but are fan forced whenever the furnace(s) are triggered and are very loud. These are not the fans moving heated air through the house. They are loud exhaust fans removing products of combustion from the furnace(s). They can be relocated away from our sunroom. Our sunroom is a unique area. The standard 60db allowance does not recognize this uniqueness. Please require the movement of these exhaust vents as far a possible from our home.

Brandon clarified earlier this week that the vent pipes are to serve a tankless water heater. We have to believe that this is a"whole house" tankless water heater that will be cycling on and off constantly and at all hours of day and night. As we understand the technology and use of white vent piping (as opposed to double/triple walled large diameter metal venting), an exhaust fan will operate to "push" products of combustion up and out the vent pipe. The fans can be very noisy.

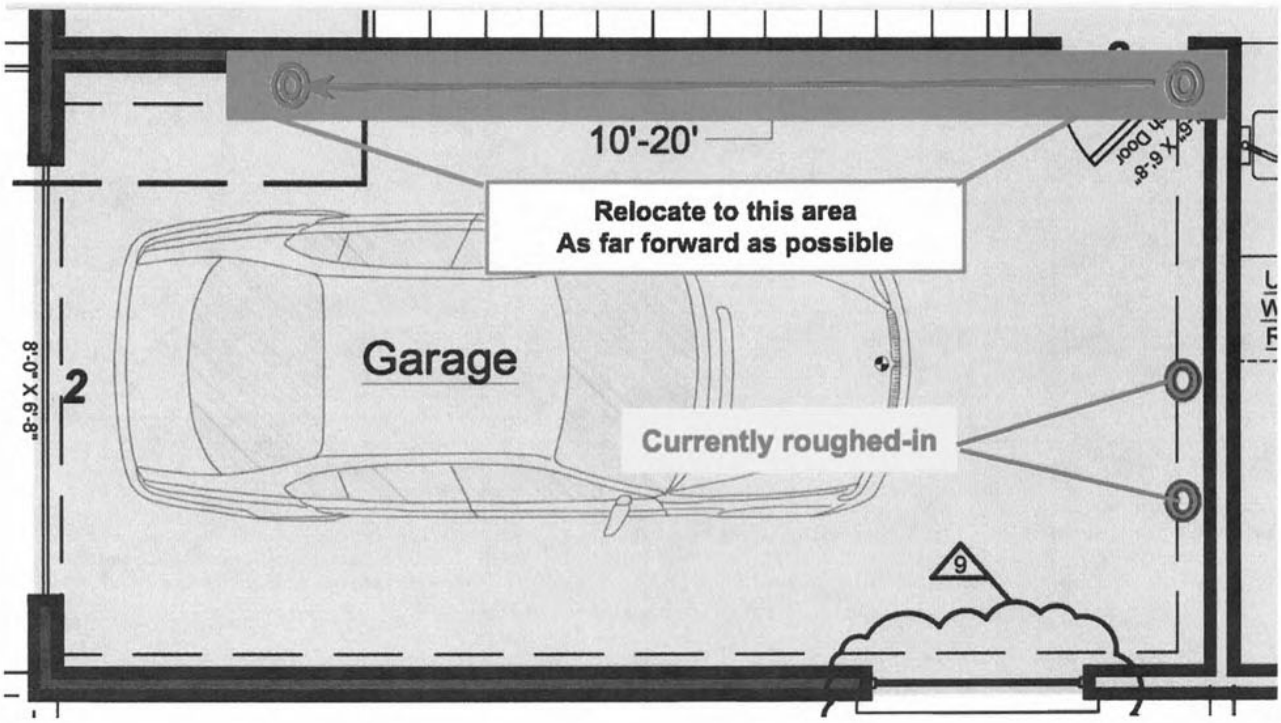
We object to the current roughed-in placement of the venting and ask that they be relocated as far away from our sunroom and front door as possible. The relocation we request is possible.

The unnecessarily close proximity of these powered vents to the acoustically porous 1/8 inch glass of our sunroom and our front entrance with its screen door is not acceptable. Multiple sources describe 60 dB as the sound level of a normal conversation. The same sources describe 30 dB as the sound level of a quiet rural area, which reasonably applies to the nighttime environment in our neighborhood.

Please recommend this change to the Planning Commission.

Thank you

Nora and Mike Raffetto


10'-20'
Relocate to this area
As far forward as possible
Garage
Currently roughed-in
2
9
8'-0" X 6'-8"

Nora and Michael Raffetto
P.O. Box 7186
Carmel. California

July 12, 2021

TO: City of Carmel-by-the-Sea Planning Commission
SUBJECT: Westbrook Saroyan Project

We are writing to
1) Comment on the Staff Report we received Friday evening, July 9, 2021; and
2) Forward the substance of our June 28, 2021 comments to Marnie Waffle, which articulated our concerns, objections and recommendations.

With the exception of the metal roof proposal, the following applies to each issue:
1. The December 2019 Approved Plans include detailed representations of how the work will be completed;
2. In clear violation of the permitting process and the clear language in Condition of Approval #8, unapproved work materially different from the Approved Plans has been performed; and
3. Each violation materially harms the privacy and enjoyment of our home.

Herein, today, we will revisit and summarize our concerns regarding (1) the rear patio, (2) the Lower Level door system, (3) the upper corner window, (4) a raised seam metal roof, (5) exterior lighting and other issues.

Our singular concern throughout the five months in 2019 that we worked with you was preserving as much of our privacy as possible. Our privacy remains our central concern, although the metal roof is a serious and unacceptable proposal. We are crushed that the Project has devolved to its current state with violation after violation of the privacy centric aspects of the Project.

Our comments on the Friday, June 9, 2021 Staff report begin on the next page in blue text, followed by our June 28, 2021 communication to Marnie Waffle articulating the detail of our concerns.

Nora and Mike Raffetto

Comments on Staff Report

(which only became available on July 9, 2021)

We're disappointed that the Staff report does not begin by stating that work has been commenced and in many cases completed in violation of the Approved Plans for this project AND without the required City approvals or permitting.

The Staff report discussion of the incorrectly installed lower level door system (in violation of the Approved Plans) does not recognize or consider sound/noise as a privacy issue, relying instead on the literal and limiting language of the Residential Design Guidelines.

The January 2020 City approval included Special Conditions of Approval #27, #28 and #29.These Condition should continue to be a part of any new approval.

	review and approval by Planning prior to issuance of a building permit.	
26.	**Stone Backyard Patio.** The stone backyard patio shall be constructed of permeable/semi-permeable materials. A detail shall be provided with the building permit application demonstrating permeability.	✓
27.	**Outdoor Fireplace (Rear Yard).** The proposed outdoor fireplace shall be fueled by gas or propane and shall not be wood burning.	✓
28.	**North Elevation Great Room (Game Room) Window.** Any proposed addition of windows on the north elevation at the great room/game room shall first be subject to review by Planning staff for privacy impacts to the north neighbor and may be referred to the Planning Commission for review.	✓
29.	**Rear Deck Privacy.** A 6 foot tall obscure glass privacy screen shall be maintained on the north side of the rear (main/upper level) deck to mitigate privacy impacts to the north neighbor.	✓

REAR YARD STONE PATIO AND FIREPLACE

The Saroyan plans and the opening premise relied on by Staff are factually misleading and inaccurate. The previous patio **never** sat at an elevation greater than the interior finished floor (represented as 161'). The photograph below from the MLS listing for this property clearly shows, in fact, that the patio immediately outside the sliding doors is below the interior floor level.



The area of the previous elevated portion is also inaccurate, exaggerating the size and dimension of the previous patio (see photo) by perhaps double.



The Staff report fails to address at all the greatly increased invasion of our privacy by views created into our lower level living areas (fm rm, berms, ba) and across our lower balcony by ANY increase in the height of the patio above grade.

The Staff report makes no mention of our request to reorient the patio fireplace to the Southwest.

The picture on the right presents a pre-construction view from the downward slope of the rear yard. Note the small raised portion of patio is set well back, contrary to its depiction in drawings.



EXTERIOR LIGHTING

One of the concerns we communicated to Staff on June 28, 2021 addressed a upper balcony light fixture installed behind 5 sections of stacking door and seemingly installed (it is already installed) in the same space as the 6' tall obscure glass wall required under January 2020 Special Condition of Approval #29. We raised concern over any fixture in this area creating a luminary effect throughout the required obscure glass. This also seems to be a buildable issue: how can these two elements exist in the same space?

The following is excerpted from our June 28, 2021 to Marnie Waffle:

Herein, today, we will revisit and summarize our concerns regarding (1) the rear patio, (2) the Lower Level door system, (3) the upper corner window, (4) a raised seam metal roof, (5) exterior lighting and other issues.

Our singular concern throughout the five months in 2019 that we worked with you was preserving as much of our privacy as possible. Our privacy remains our central concern, although the metal roof is a serious and unacceptable proposal. We are crushed that the Project has devolved to its current state with violation after violation of the privacy centric aspects of the Project.

REAR PATIO [A Violation of the January 30, 2020 City Approval]

The rear patio of the December 2019 Approved Plans, which we accepted by not appealing, show the 400 square foot patio and 11 foot tall fireplace with a finished elevation at grade (159 F.F.). We objected to you in 2019 regarding the patio and fireplace's location against our fence and you told us the Westbrooks were allowed to do this and we would have little chance of prevailing on appeal over this issue.

The December 2019 Approved Plan patio, built as approved, is a major intrusion into the privacy and enjoyment of our home, which we reluctantly accepted on your counsel. With the December 2019 Approved Plan patio -

1. The Westbrooks/their guests have clear views from throughout the patio area up to the south portion of our lower balcony and into our sunroom.
2. Because of the fireplace location against our fence, the Westbrooks/their guests, when seated, standing around the fireplace or standing anywhere on the new patio, are looking directly onto our balcony and into our sunroom for extended periods of time.
3. The expected noise from this placement and orientation of the patio is a significant prolonged privacy intrusion we should have been protected against.

Any increase in the finished elevation of the patio (from the 159 F.F. specified in the December 2019 Approved Plans, a.k.a. 3 feet below the finished elevation of the threshold outside the lower level door shown at 162 F.F.) **exposes more (if not all) of our balcony AND now affords the Westbrooks/their guests views into our lower level living areas, including bedrooms and bathroom. THIS NEW LOSS OF PRIVACY IS ENTIRELY UNACCEPTABLE.**

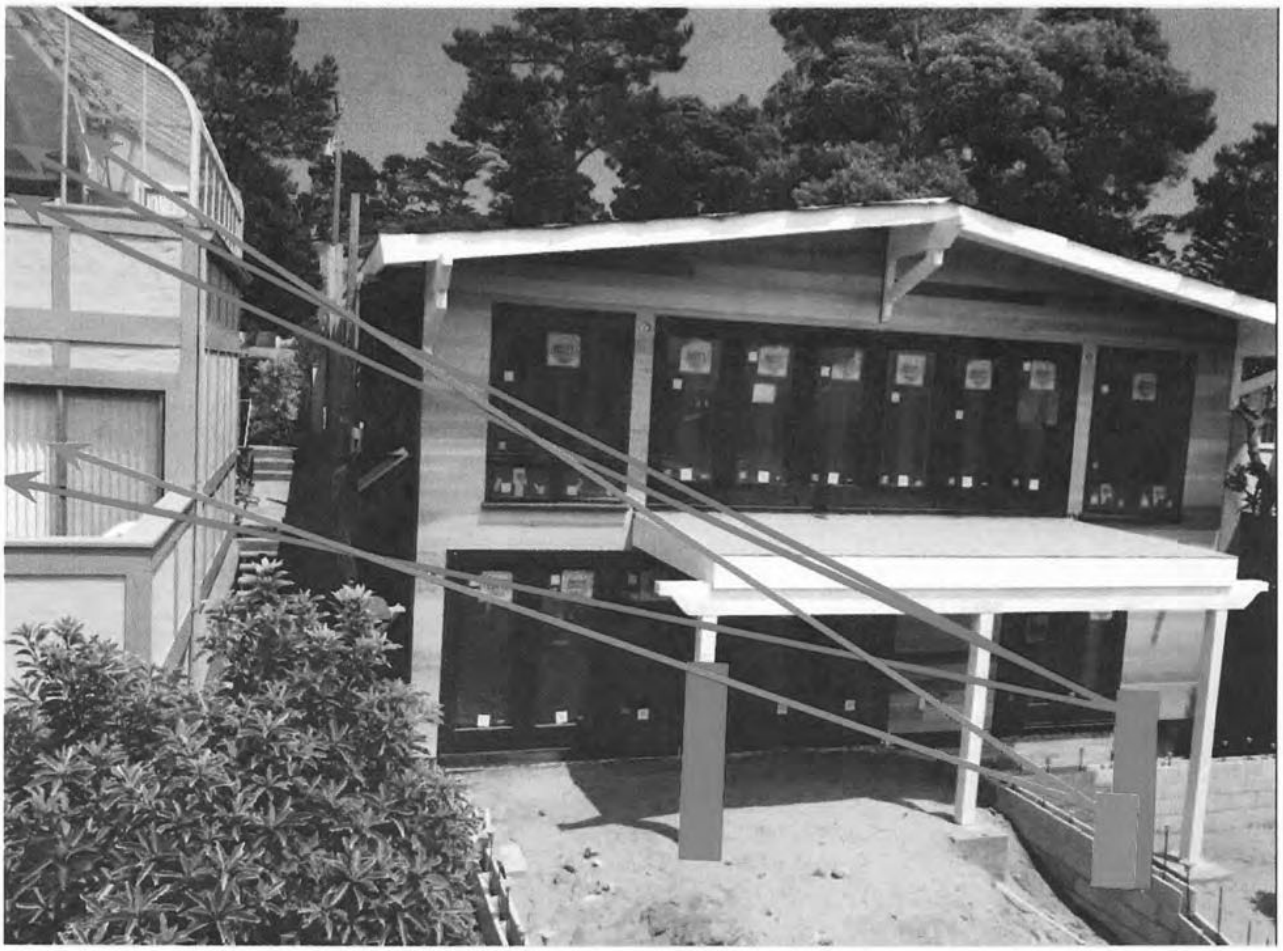
ANY CHANGE IN THE FINISHED ELEVATION OF THE PATIO IS UNACCEPTABLE. The loss of our privacy inside our lower level is unacceptable to us. The loss of our privacy on our balcony, even when seated, is also unacceptable. Our resigned acquiescence to the December 2019 was our limit. PLEASE ORDER THE REMOVAL OF THE UNAPPROVED MASSIVE FOOTING AND CINDER BLOCK RETAINING WALL CONSTRUCTED IN VIOLATION OF THE APPROVED PLANS.

Any proposal to increase the overall height of the outdoor fireplace more than 11' above the 159' F.F. shown on the December 2019 Approved Plans is unacceptable to us, as it begins to block our views from our lower level balcony and interior family room.

Relocate the Fireplace

We now request that the proposed fireplace be relocated from its current location on the Approved Plans to the Southwest side of the patio. The Approved Plan location against our fence was dictated by the presence of a massive oak tree in the center of the rear yard. The tree has been removed, presenting an opportunity to preserve some of our privacy by relocating the fireplace. Relocating the fireplace will reorient the views and noise toward the center of the Westbrook property and away from our home. These arguments are compelling reasons to order the move (again, with the patio built at the elevation called out in the December 2019 Approved Plans [159 F.F.]).

PATIO RELATED LOSS OF PRIVACY



The photo above depicts the serious loss of privacy that would result from any raising of the Westbrook patio above the Approved Plan 159' F.F. (3' below the 162' F.F. outside the lower level door system). The green graphic and arrows represent the impact of the December 2019 Approved Plans with a 6' tall Westbrook guest standing at 159' F.F. Fortunately, while privacy at or near the windows is lost, the invasive views terminate against ceilings just before they reach bedrooms, bath areas and our lower level living areas.

The red graphic and arrows represent the proposal to raise the patio, again with a 6' guest. Westbrook guests will have views into our Master Bedroom and bath area upstairs. Downstairs, much if not all of the interior living space, including the family room, bedrooms and bath area, will be visible to Westbrook guests. The loss of privacy on our downstairs balcony will extend across the width of the balcony, instead of only nearest the South wall of the balcony.

ANY raising of the Westbrook patio also begins to invade the privacy of our grade level rear yard. Privacy from the minimal side yard fence and the natural downward slope of the Westbrook property is lost.

LOWER LEVEL DOOR SYSTEM [A Violation]
Operable Panel Installed at Wrong End

Our acceptance of the December 2019 Approved Plans (and decision to not appeal that approval) was based on our privacy concerns being reasonably satisfied by the Project plans as approved. The great majority of noise from Westbrooks/their guests moving in and out of the Lower Level living space would occur at the middle of house, where the **Approved Plans show the operable door panel 18' from the corner**. The Approved Plans show the system stacking against the corner nearest our home only when all 6 panels are collapsed open. We accepted this scenario.

The unapproved door system installed places the operable panel at the corner nearest our home, mere feet from our balcony, lower level living space and upper level sunroom. The location away from our home was critical in 2019 and it remains a critical privacy issue. This operable unit is the sole door into and out of the entire 2,600+ square foot home to the back yard and entertainer's patio. It will be heavily used. **The interior noise escaping through a primary door that has been moved 18' is an unacceptable privacy violation. Every opening and closing of this unapproved door reverberates through our sunroom and is a distracting close-in noise on our balcony and in our downstairs living area.**

The door panels need to be removed, modified and reinstalled to strictly comply with the December 2019 Approved Plans, moving the operable panel to the south end of the six-panel system. The close proximity of this door system to our sunroom (1/8" glass), Lower Level living area and balcony creates an unacceptable noise intrusion. We have no means of mitigating the harm to our privacy and enjoyment created by this violation of the Approved Plans.

UPPER LEVEL CORNER WINDOW [A Violation]
Operable Unit Installed instead of Fixed

Again, our acceptance of the December 2019 Approved Plans (and decision to not appeal that approval) was based on our privacy concerns being reasonably satisfied by the Project plans as approved. The Approved Plans both show and list a fixed/non operable window at the Upper Level corner nearest our home. This area is referred to as the Great Room and encompasses more than 600 square feet. This gathering/ cooking/entertaining area will generate significant noise from the Westbrooks/their guests. We carefully considered the potential noise intrusion from this window but were reasonably satisfied by the fact that it would be fixed/non operable, according to the Approved Plans.

The unapproved operable window that has been installed in violation of the Approved Plans is unacceptable and needs to be removed. The close proximity of this window to our sunroom (1/8" glass), Lower Level living area and balcony creates an unacceptable noise intrusion. We have no means of mitigating the harm to our privacy and enjoyment created by this violation of the Approved Plans.

RAISED SEAM METAL ROOF

As you may recall from your visit in 2019, the entire South side of our home (the side facing the Westbrook house) is glass. The Westbrook roof (excluding not yet installed gutter) is only 5' from our home's 20' long sunroom. Our living room windows also face directly onto the Westbrook roof. The North half of the Westbrook roof slants onto our home with over 800 square feet of area.

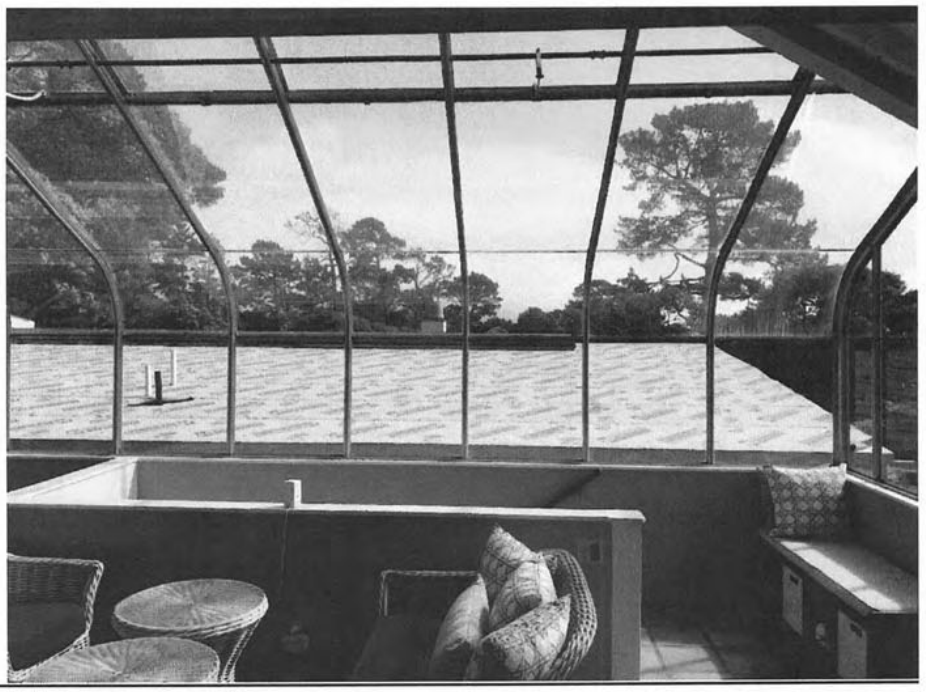
There is no dispute to the fact that the harmful effects of reflected UV-a and UV-b rays are harmful and related to skin cancers, cellular afflictions and eye damage (Stanford Solar Center, UV Light, Stanford University 2020).

Owing to the close proximity of the Westbrook house and its solar orientation, the installation of a metal roof will flood our home with harmful glare and harmful reflected UV rays.

In its July 2010 publication on Cool Roofs, the U.S. Department of Energy cautions prospective purchasers of metal roofs to ask themselves "Where will the reflected sunlight go?" The article references unwanted glare and heat. **But more than anything else, it is PROXIMITY AND THE MAGNITUDE OF EXPOSURE that make a metal roof in this application unacceptable. The combination of PROXIMITY, GLARE, HARMFUL UV REFLECTION AND HEAT make a metal roof an unacceptable option for the Westbrook Project.**

Photos of the Westbrook roof from our living spaces are presented on the following page.

VIEWS FROM OUR LIVING SPACES ONTO WESTBROOK ROOF





EXTERIOR LIGHTING - Multiple Concerns

Exterior Lighting:
Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8, states that projects should, *"preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."*

Please address ALL exterior lighting in terms of compliance with the above.

LOWER NORTHWEST CORNER **[A Violation]**
The Approved Plans show no light at the Lower Level corner nearest our home. An unapproved exterior wall fixture has been installed. Please have the fixture and related wiring removed.

NORTH END OF BALCONY **[A Violation/Conflict with 2019 Approved Plans]**
A light fixture is installed at the north end of the Upper Level balcony that appears to conflict with the 6' tall opaque glass wall. Question is first of necessity behind 5 accordion stacked door panels (18" thick when stacked) and second of luminary impact on opaque glass wall. Will this fixture, if allowed, turn the entire opaque glass wall into a glowing luminary?

MASS AND BULK / COVERAGE CREEP

The mass and bulk of this project is experiencing "creep" and will likely end up virtually on top of the side property lines. Facia has been added to existing roof rafters where none existed before that extends beyond the previous encroachment and gutters (of unknown but likely greater width) [replacing 40 year old simple "g" gutters] are yet to be installed. Again, no trimming of the rafters was done to constrain the total new encroachment to the prior non-conforming encroachment. The roof and gutter will nearly rest at the property line. We estimate that the Westbrook roof, including gutter and the new 1.5" encroachment of facia (not a part of the December 2019 Approved Plans), may end up within less than 8" of the side yard property line. How is this possible and allowed?

More importantly, how does this Westbrook encroachment to the side property line affect our FUTURE ability to remodel, expanding to within 3' of our side yard property line and with eaves to within 18" of the property line?

OTHER ISSUES

Water service structure?? Within setback at property line

In our conversation at the counter approximately two weeks ago, you indicated that you would obtain more detailed information about this vague description. If any type of electrical pumps or mechanical equipment are proposed for this space, we strongly object.

Attachment 6

6 February, 2024

To Whom it May Concern:

Regarding the Melani Residence at Carmelo 4SW of 2nd Ave:

The work performed in the approved non-conforming setback was rebuilt within the exact same footprint and building envelope as what was originally built in the 1970's.

We had the area surveyed and maintained strict adherence to the existing size of the building during the replacement of the approved foundation. As well, we framed the building 1" lower than the pre-existing building and eliminated several skylights to help provide less light pollution.

Our goal has been to rebuild the building the same size that it was before, however we were unable to salvage an abundance of lumber considering that there was significant dry rot and termite damage.

The non-conforming part of the home was "scabbed" on to the originally built structure. To clarify this situation, the non-conforming part of the building was originally a redwood deck that was built out to become interior circulation. Building an interior living space over an exterior redwood deck is not a good treatment considering the amount of moisture and exposure the bottom of the building is exposed to. In this case the building was no longer salvageable due to the level of decay that had occurred due to the original improper "addition" to the building.

The work incurred to repair and replace these materials include the following:

- **Excavation**- removal of soil and old footing piers to construct new continuous foundation (part of approved permit set.)
- **Foundation-** replacement of post/beam with a continuous footing and stemwall foundation (part of approved permit set).
- **Waterproofing & storm drainage**- new drainage system and foundation waterproofing. (In order to prevent any future decay of the structure.)
- **Framing**- construction of new floor package and walls due to the compromised lumber.
- **Structural steel**- new joists and beams as per the originally approved structural plans.

The cost of this work in the approved non-conforming setback is estimated to be over $200k. This work was performed between June 2023 and October 2023. (The time interval between the last inspection and the stop work notice). The work was performed to better the structure, not to harm anyone else or cause any conflict with the city or the neighbors. Our goal was and still is to build a high quality home that will endure the test of time and not have any problems.

NEXT PAGE >

We have been in pursuit of maintaining the same look of the original building in order to maintain the character and style of the neighborhood. However we were obliged to remove materials that simply would not allow a safe and structurally sound dwelling.

Your consideration of approval in this matter is greatly valued considering that the cost of removing and replacing this portion of the building would be even more detrimental and costly in time and money than the recent construction.

Sincerely,

Ryan McNickle

General Contractor

Attachment 7

McNickle Construction Inc. **Lic.# 996169**
26425 Laureles Grade, Carmel Valley, Ca., 93924 **Cell: (831) 915-3393**
mcnickleconstruction@gmail.com **Bond#: 100241878**

	Demolition & Reconstruction of Approved Non-Conforming Setback
Customer:	Marion & Jim Melani
Address:	Carmelo 4SW of 2nd Ave, Carmel by the Sea., Ca., 93923
Date:	6-Feb-24
Plans by:	Adam Jeselnick Architect

Scope of Work: Demolition of appx. 190sf area consisting of walls, roof, floor and foundation at the south side of the existing structure. Reconstruction of a continuous foundation. Reconstruction of the structural steel and structural wood framing back to the proposed setback. This does not include any work beyond the wood framing of the building.

Description of work:		**Cost:**
		$ -
Demolition- de-construction of framing, structural steel, and foundation.		$ 45,500
		$ -
Excavation- removal of backfill, dig new footings & backfill new foundation.		$ 42,500
		$ -
Storm Drainage- implementation of new storm drainage system at south side.		$ 12,500
		$ -
Foundation & Concrete- installation of new concrete foundation at south side.		$ 40,000
		$ -
Waterproofing- installation of new waterproofing membrane over new concrete.		$ 10,000
		$ -
Structural Steel- reconnect structural steel to updated floor system.		$ 15,000
		$ -
Framing- reframe new floor package, walls, and roof over newly proposed setback.		$ 35,000
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
		$ -
Note: total is determined by a 12% mark up and overhead fee.	Sub-Total	$ 200,000

	Total	$ 224,000

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
PUBLIC HEARINGS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	6th Cycle 2023-2031 Housing Element Adoption - Consideration of a General Plan/Local Coastal Plan amendment, updating the Housing Element and adopting an Initial Study/Mitigated Negative Declaration - **Recommended for continuance to April 8, 2024 at 4:00 p.m.**

RECOMMENDATION:

This item has been recommended for continuance to a Special Meeting on April 8, 2024, at 4:00 p.m.

BACKGROUND/SUMMARY:

FISCAL IMPACT:

PRIOR CITY COUNCIL ACTION:

ATTACHMENTS:

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL
Staff Report

April 2, 2024
PUBLIC HEARINGS

TO:	Honorable Mayor and City Council Members
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Chip Rerig, City Administrator
SUBJECT:	**MA 23-103 (Cypress Inn)**: Consideration of a Mills Act Contract application, MA 23-103 (Cypress Inn), for the historic "La Ribera Hotel" located on the northeast corner of Lincoln Street and 7th Avenue in the Residential-Commercial (R-C) District. APN: 010-147-008-000

RECOMMENDATION:

Accept the recommendation of the Historic Resources Board and approve the Mills Act Historical Property Contract MA 23-103 (Cypress Inn) for the historic "La Ribera Hotel" located on the northeast corner of 7th Avenue and Lincoln Street (APN 010-147-008-000) and authorize the City Administrator to execute the contract (**Attachment 1**).

BACKGROUND/SUMMARY:

BACKGROUND:

The property is located on the northeast corner of 7th Avenue and Lincoln Street in the Residential and Limited Commercial (RC) Zoning District (**Attachment 2**). Originally named "La Ribera," the hotel was designed by Blaine & Olsen (an Oakland-based architectural firm) and built by Meese & Briggs in 1929. The hotel was re-named "Cypress West" c.1960 and later renamed "The Cypress Inn," in the 1980s. The property is significant as an excellent example of Spanish Eclectic commercial design by Blaine & Olsen. The reinforced concrete building is particularly notable for its red ceramic roof tiles, Moorish-style 3-story tower with a ziggurat top, and central courtyard. It is also significant for its 1949 two-story addition located at the southwest corner of the building, designed by San Francisco architect, Gardner Dailey, and built by Harold Geyer.

In 1990, a 4,000-square-foot lot (APN 010-147-009-00) located on Lincoln Street immediately north of the Cypress Inn was acquired by the hotel owners. The property contained the Mary DeNeale Morgan studio, a building deemed historically significant but which had lost integrity. The studio was demolished to accommodate a north addition to the Cypress Inn, containing a restaurant space and six new hotel unit. The project was approved by the Historic Resources Board (then called the Historic Preservation Committee) and the Planning Commission in 1999. Although the north addition is physically connected to the original hotel building, the lot (APN 010-147-009-000) was not merged with the original hotel property (APN 010-147-008-000) and the lots remain separate to this day. The north addition is located in the Central Commercial (CC) zone, and the original Cypress Inn is located in the Residential and Limited Commercial

(RC) zone. Additionally, the north addition is not listed on the Carmel Inventory nor the Carmel Register and is not part of this Mills Act application.

The Cypress Inn was first identified as a significant historic resource in 1978, in the "Monterey Architecture Resource Inventory" survey conducted by Richard Janick and the Monterey Peninsula College. In 1990, the property was documented by Erling Lagerholm; in 1997, Lagerholm prepared a Department of Parks and Recreation (DPR) Form 523 that included a more extensive description and analysis. In 2003, another DPR was completed by Kent Seavey (**Attachment 3)**. Also in 2003, a "Historic Preservation/Conservation Easement" for Block 75, lots 16, 18, 20, and 22 was recorded with the Monterey County Recorder. The Easement record does not list Assessor Parcel Numbers. Lot 16 is associated with APN 010-147-009-000 (the north addition to the Cypress Inn), while lots 18, 20, and 22 are all associated with APN 010-147-008-000 (the original Cypress Inn property). It appears as though lot 16 was included in the Easement to ensure appropriate historical documentation and interpretation of the Mary DeNeale Morgan studio (i.e. a commemorative plaque).

In order to qualify for a Mills Act contract, a property must be included on the Carmel Inventory and added to the Carmel Register of Historic Resources. At the request of the then-property owner, the Planning Commission designated the Cypress Inn as a historic resource on June 9, 1999 following a unanimous recommendation by the Historic Preservation Committee on May 17, 1999. The resource was added to the Carmel Register on June 9, 1999 and later listed on the Carmel Inventory on May 25, 2005 (following the adoption of the City's Local Coastal Plan). A Resolution designating a Historic Resource for APN 010-147-008-000 was recorded with the County Recorder on January 4, 2007 (Document #2007001226). Please note that the designation recorded with the County Recorder lists only APN 010-147-008-00 as a historic resource (not APN 010-147-009-000, the separate north lot accommodating the 2003 north addition).

On April 4, 2023, Gerard A. Rose, Attorney, submitted an application (MA 23-103, Cypress Inn) for a Mills Act Historical Property Contract for the Cypress Inn on behalf of the property owner, Sentimental Journey LLC. On August 21, 2023, the Historic Resources Board adopted Resolution 2023-011-HRB (**Attachment 5**), recommending that the City Council enter into a Mills Act Contract with Sentimental Journey, LLC for the historic "La Ribera Hotel."

Contract Value

The Monterey County Assessor's Office is responsible for determining the value of a property under Mills Act Contract in accordance with Revenue and Taxation Code sections 439 through 439.4. Properties with a Mills Act Contract are not valued based on sales data; rather they are valued by a prescribed income capitalization method (**Attachment 6**). After a Contract is approved, it is forwarded to the Monterey County Assessor who then determines the Mills Act value.

Contract Summary

A Mills Act contract under State law is an agreement between the City of Carmel and a property owner of a historic building listed on the Carmel Register. In exchange for reduced property taxes, the property owner is contractually obligated to perform annual maintenance on the building. The property owner benefits from a reduction in property taxes. The City benefits from assurance, via contract, that the historic building is rehabilitated, maintained, and preserved with a portion of those property taxes that the city is giving up.

The primary purpose for offering Mills Act contracts in the City of Carmel-by-the-Sea is to assist in and ensure the rehabilitation or restoration and long-term maintenance of historic resources. All properties listed on the City's Historic Register in all districts that have been preserved in their historical size, form, and design without significant alterations are eligible for Mills Act contracts.

All Mills Act contracts have a term of 10 years, and one year is added to this term annually upon each

anniversary date of the contract unless one or both parties (City and property owner) have taken action to terminate the contract. The City Administrator is authorized to initiate contract termination on behalf of the City based on recommendations of the Community Planning & Building Department. The contract rights and obligations are binding upon all successive owners of the property during the life of the contract. The property retains the lower Mills Act tax rate when sold. To end a contract, either party may submit a notice of non-renewal to the other party. Such notices shall cause the contract to terminate at the end of the then-current 10-year contract period. Cancellation of a contract by the City due to non-compliance requires a public hearing and, if canceled, results in the immediate termination of the contract and a penalty equal to 12.5 percent of the assessed market value of the property.

The contract requires that the historical elements of the property are maintained in good condition. This includes a plan for rehabilitation and maintenance and may include a program to restore deteriorated features. All recipients of Mills Act contracts are required to implement a rehabilitation/restoration and maintenance plan prepared by a qualified professional. An annual report is submitted to the Community Planning & Building Department specifying all work that has been done to maintain and preserve the historic resource over the year in compliance with the approved rehabilitation/restoration and maintenance plan. All rehabilitation/restoration and maintenance work must be completed in conformance with the Secretary of Interior's Standards for Rehabilitation and all proposed projects are subject to a Design Study review prior to commencement of the work. Minor alterations, as defined in CMC section 17.32.150, may be approved by staff; however, major alterations, as defined in CMC section 17.32.160 would be reviewed by a qualified professional and presented to the Historic Resources Board for review. All Mills Act contracts must specify that the rehabilitation/restoration and maintenance plan shall be updated at least every ten years by a qualified professional and approved by both parties.

The Historic Resources Board considers each application for a Mills Act contract and provides a recommendation to the City Council to approve, approve with conditions, or deny the application.

The City Council considers the recommendations from the Historic Resources Board at a public hearing and resolves to approve, approve with conditions, or deny the proposed contract with sufficient time for action by the City Clerk so that recordation of approved contracts occurs before December 31st of the year in which the application is received.

STAFF ANALYSIS:

Findings

Carmel Municipal Code Section 17.32.100.B.6(c) sets forth findings that the Historic Resources Board and City Council shall make in order to grant approval of a Mills Act Contract. The required findings are listed below followed by a staff response on how the application meets the requirements.

1. *The building is designated as a historic resource by the City and is listed on the Carmel Register.*

Staff Response: The resource was added to the Carmel Register on June 6, 1999 and listed on the Carmel Inventory on May 25, 2005. The application meets this finding.

2. *The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.*

Staff Response: The applicant submitted a rehabilitation and maintenance plan (**Attachment 4**). The plan

covers a period of 10 years from 2024-2033 and estimates the total cost of work at $1,114,000. The plan has been compiled by Christopher Barlow, Architect (and qualified professional), and includes rehabilitation and on-going maintenance including structural upgrades; building system upgrades; rehabilitation and maintenance of exterior features, materials, and finishes; and hardscape/landscape projects. All rehabilitation and maintenance work will be performed in conformance with the Secretary of Interior's Standards for Rehabilitation. All exterior work is subject to Design Study approval and a determination of consistency with the Secretary of the Interior's Standards for Rehabilitation. The proposed plan meets this finding.

3. *Alterations to the historic resource have been in the past, and will continue to be in the future, limited to interior work and to exterior rehabilitation and alterations that:*

    (A) Comply with the Secretary's Standards (future additions only); and
    (B) Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and
    (C) Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and
    (D) Do not result in any second-story addition to a single-story historic resource.

Staff Response: Regarding 3.(C), which necessitates that past alterations "not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource" staff has identified two additions of note. For different reasons, neither addition appears to disqualify the Cypress Inn for Mills Act contract eligibility.

In 1949, a two-story volume was added to the southwest corner of the hotel's original 1929 design. This was documented in Kent Seavey's DPR 523 form as a significant addition that contributes to the historicity of the resource. Not only does the southwest addition meet the 50-year-old age threshold, but it is significant as "the earliest known Carmel design by noted California architect, Gardner Dailey." Therefore, as part of the established historic design of the resource, the southwest addition complies with 3.(C) (full code citation is CMC 17.32.100.B.6.c.iii.C).

In 1990, then-owners of the Cypress Inn acquired an adjacent, 4,000-square-foot lot (APN 010-147-009-000) located immediately north of the hotel (APN 010-147-008-000). In 1999, the Historic Resources Board (then called the Historic Preservation Committee) approved a proposal to redevelop the adjacent north lot to accommodate a hotel restaurant (100 plus seats) and six additional rooms for the Cypress Inn. The 1999 project plans by Mandurrago, Mandurrago, and Sullivan are titled, "Cypress Inn Addition" and by that time the hotel featured 16,917 square feet of floor area. The north addition added 5,738 square feet of floor area (resulting in a floor area increase of 34%).

While the addition is physically connected to the original hotel and is clearly perceived as an addition, the lots were not merged, and the addition remains on a separate lot of record. In addition to remaining on a separate lot of record, the north addition is not included on the City's Historic Inventory nor the Historic Register, and it is not recorded as historic with Monterey County. If the two lots had been merged, the Council would need to consider whether the merging of the lots violates 3(C) and thereby disqualifies the hotel from a Mills Act Contract. However, that is not the case in this situation. Staff finds, for the reasons cited above, that the north addition does not disqualify the Cypress Inn under section 3(C).

If the City Council votes to enter into a Mills Act contract for the Cypress Inn, the Monterey County Assessor would calculate the tax benefit on the original Cypress Inn property (APN 010-147-008-000; the property upon which the north addition sits (APN 010-147-009-000) would be excluded.

Regarding finding 3 (A, B, and D), the planned rehabilitation and maintenance work for 2024-2032 will be performed in conformance with the Secretary of Interior's Standards for Rehabilitation. Any future alterations are required to be consistent with conditions A-D. Minor alterations, as defined in CMC section 17.32.150, may be approved by staff; however, major alterations, as defined in CMC section 17.32.160 would be reviewed by a qualified professional and presented to the Historic Resources Board for review. The application meets this finding.

4. *The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.*

Staff Response: Approval of the contract would assist in offsetting the rehabilitation/restoration and maintenance costs of preserving the Cypress Inn by reducing the tax liability on the property thereby freeing up funds for the necessary work. The application meets this finding.

5. *Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.*

Staff Response: Approval of the Mills Act Contract will be consistent with Goal 1-5 and Objective 1-16 of the Land Use & Community Character Element of the General Plan which encourages providing incentives for property owners to preserve and rehabilitate historic resources. Although the adoption of a Mills Act Contract will decrease property tax revenue to the City, this contract represents an equitable balance of public and private interests:

1) The City Council adopted Resolution 2016-068 on September 13, 2016, limiting the number of Mills Act contracts that can be approved to fifteen (15) in any three-year calendar period. No applications were approved in 2020 or 2021, four applications were approved in 2022, two applications were approved in 2023 (L'Auberge and Griffin), and two applications have been approved in 2024 (Lopez 5 NW, LLC and Esperanza Carmel, LLC). No new applications are being accepted at this time.

2) Carmel currently has 292 historic resources, and since the adoption of the Mills Act program in 2004, the City has entered into a total of eighteen Mills Act Contracts. Three Contracts have completed their ten-year maintenance plans and will be issued nonrenewal notices. A fourth contract will complete their ten-year plan at the end of 2024.

3) The City would continue to receive a portion of the property tax revenue and the investment in rehabilitation and maintenance supports local tourism, which benefits both private and public interests.

4) The value of preserving a historic resource offsets the loss of revenue. The investment in rehabilitation/restoration and maintenance of the historic property supports local tourism, which benefits private and public interests.

5) The value of preserving a historic resource is a long-term investment that offsets a temporary loss in property tax revenue.

As previously described, this application is for APN 010-147-008-000; it does not include APN 011-147-009-000. The contract, if approved by the City Council, would apply only to APN 010-147-008-000.

FISCAL IMPACT:

The City will have a diminished tax base from the property at the northeast corner of Lincoln Street and 7th

Avenue for the term of the contract. The amount is unknown at this point. According to the Office of Historic Preservation, Technical Assistance Bulletin #12, Mills Act Property Tax Abatement Program, because rental values vary from area to area property savings will vary from county to county. It is important to note that County Assessors are required to assess all Mills Act contract properties annually. Participants may see a fluctuation in property taxes each year.

PRIOR CITY COUNCIL ACTION:

On March 3, 2020, the City Council adopted standard contract language for Mills Act Contracts.

On April 4, 2023, the City Council reviewed the City's Mills Act Policy and opted not to make any changes.

On October 3, 2023, the City Council continued MA 23-146 to a date uncertain.

On November 7, 2023, the City Council directed the City Attorney to prepare an Urgency Ordinance establishing a moratorium on accepting any new Mills Act contract applications until the policy could be reevaluated. City Attorney Pierik clarified that existing Mills Act applications would be considered under existing rules.

On December 5, 2023, the City Council continued MA 23-103 to a date uncertain. At the December 5, 2023 meeting, the City Council also passed an Urgency Ordinance 2023-008 proclaiming the City will not accept any applications for Mills Act contracts until the City has completed its review of City Mills Act policies. Urgency Ordinance 2023-008 does not apply to MA 23-103 or any of the applications presented at the October 3, 2023 City Council meeting.

ATTACHMENTS:

Attachment 1) Mills Act Contract
Attachment 2) Exhibit A - Legal Description
Attachment 3) Exhibit B - DPR 523 Form "La Ribera Hotel"
Attachment 4) Exhibit C - Rehabilitation/Maintenance Plan
Attachment 5) Resolution 2023-010-HRB
Attachment 6) Guidelines for the Assessment of Enforceably Restricted Historical Property

RECORDING REQUESTED BY
CITY OF CARMEL-BY-THE-SEA

AND WHEN RECORDED MAIL TO

Carmel City Hall
Attn: Community Planning & Building
P.O. Box CC
Carmel-By-The-Sea, CA 93921

This space reserved for the Recorder's use only

CITY OF CARMEL-BY-THE-SEA
MILLS ACT HISTORIC PROPERTY PRESERVATION CONTRACT

THIS AGREEMENT is made and entered by and between the CITY OF CARMEL-BY-THE-SEA a municipal corporation (hereinafter referred to as "City"), and Sentimental Journey LLC (hereinafter referred to as "Owner").

RECITALS

(i) California Government Code Section 50280, et seq. (known as the Mills Act) authorizes cities to enter into contracts with the owners of qualified historic properties to provide for their appropriate use, maintenance and restoration such that these historic properties retain their historic characteristics;

(ii) The Owner possesses fee title in and to that certain real property, together with associated structures and improvements thereon, located on the northeast corner of Lincoln Street and 7th Avenue (APN: 010-147-008), Carmel-By-The-Sea, California, (hereinafter referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as **"Exhibit A"** and is incorporated herein by reference;

(iii) The property is identified as a historic resource on the City of Carmel-By-The-Sea's Historic Inventory and Register of Historic Resources and is further described in the DPR 523 Form attached hereto, marked as **"Exhibit B"** and is incorporated herein by reference;

(iv) City and Owner, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property, as it exists at the date of this contract and as described in the City's Register of Historic Resources, and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

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NOW, THEREFORE, City and Owner, in consideration of the mutual covenants and conditions contained herein, do hereby agree as follows:

1. INCORPORATION OF RECITALS. All recitals are incorporated into this Agreement.

2. EFFECTIVE DATE AND TERM. This Agreement shall be effective and commence on the date the Agreement is signed by the City, unless otherwise indicated by the County of Monterey, and shall remain in effect for a minimum term of ten (10) years thereafter.

3. AUTOMATIC RENEWAL. Each year, upon the anniversary of the effective date of this Agreement (hereinafter referred to as "annual renewal date"), one (1) year shall be added automatically to the term of this Agreement, unless timely notice of nonrenewal is given as provided in paragraph 4 of this Agreement. The total length of the contract shall not exceed twenty (20) years.

4. NOTICE OF NONRENEWAL. If City or Owner desires in any year not to renew this Agreement, that party shall serve written notice of nonrenewal in advance of the annual renewal date of this Agreement as follows: Owner must serve written notice of nonrenewal at least ninety (90) days prior to the annual renewal date; City must serve written notice of the nonrenewal at least sixty (60) days prior to the annual renewal date. If notice is not received, the Agreement shall automatically be renewed for another year. Upon receipt by Owner of a notice of nonrenewal from the City, Owner may make a written protest. At any time prior to the annual renewal date, City may withdraw its notice of nonrenewal.

5. EFFECT OF NOTICE OF NONRENEWAL. If either City or Owner serves timely notice of nonrenewal in any year, and this contract is not renewed, this Agreement shall remain in effect shall remain in effect for the balance of the period remaining since the original execution or the last annual renewal date.

6. FEES. The City may require that the Owner(s) of the Historic Property pay a fee that shall not exceed the reasonable cost of providing services, such as inspections, pursuant to Government Code Section 50281.1 (Article 12 of Chapter 1 of Part 1 of Division 1 of Title 5 of the Government Code), for which the fee is charged.

7. VALUATION OF PROPERTY. During the term of this Agreement, Owner is entitled to seek assessment of valuation of the Historic Property pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

8. PRESERVATION OF PROPERTY. Owner shall preserve and maintain the characteristics of historical significance of the Historic Property and agrees to complete rehabilitation and/or maintenance activities as defined in the Rehabilitation/Restoration and Maintenance Plan attached as "Exhibit C". Requests for revisions to the Maintenance and

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Rehabilitation plan shall be reviewed by the Historic Resources Board prior to implementation. In addition, Owner shall comply with the terms of the City's Historic Preservation Ordinance (CMC 17.32). Owners shall not be permitted to further impede any view corridor with any new structure, including but not limited to walls, fences, or shrubbery, so as to prevent the viewing of the Historic Property from the public right-of-way.

9. RESTORATION OF PROPERTY. Owner shall, where necessary, restore and rehabilitate the Historic Property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, U. S. Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and the City of Carmel-by-the-Sea, all as amended.

10. INSPECTIONS. Owner shall allow periodic examinations, at least every five (5) years, with reasonable notice thereof, of the interior and exterior of the Historic Property by representatives of the County of Monterey Assessor and the City of Carmel-By-The-Sea as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement. The City will coordinate inspections by such other agencies that have jurisdiction and will keep them to the minimum necessary to determinate such compliance.

11. PROVISION OF INFORMATION. Owner shall furnish City with any and all information required by City, in order to determine the eligibility of the Historic Property, and that City deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.

12. ANNUAL REPORT. Owner shall submit an annual report at least 90 days prior to each annual renewal date (October 1st) to the Department of Planning and Building specifying all work that has been done to maintain and preserve the historic resource over the preceding year in compliance with the approved maintenance plan.

13. CANCELLATION. The City has the right to cancel the contract if the owner allows the property to deteriorate to the point that it no longer meets the standards for a qualified historical property. The City also has the right to cancel this contract if the owner(s) breaches the provisions of paragraph's # 8, 9, 10 or 12 of this Agreement after the City has provided reasonable notice of any failure to comply with the agreement, and a public hearing. Notice of the hearing shall be mailed to the last known address of each owner of the property, with the notice conforming to the provisions of Government Code section 6061., If after notice and a hearing, the contract is cancelled, termination of the Agreement is immediate, and the owner shall pay a cancellation fee equal to 12.5 percent of the current fair market value of the property, as determined by the Monterey County Assessor as though the property were free of the contractual restriction. The cancellation fee shall be paid to the Assessor, at the time and in the manner that the Assessor shall prescribe. City's right to cancel this Agreement pursuant to this paragraph

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shall in no way limit or restrict its rights or legal remedies arising from City's Historic Preservation Ordinance and Municipal Code.

14. ENFORCEMENT OF AGREEMENT. In lieu of and/or in addition to any provisions to cancel this Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this Agreement.

15. WAIVER. City does not waive any claim or default by Owner if City does not enforce or cancel this Agreement. All remedies at law or in equity, which are not otherwise provided for this Agreement or in City's regulations governing historic properties are available to City to pursue in the event there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

16. BINDING EFFECT OF AGREEMENT. Owner hereby subjects the Historic Property to the covenants, reservations and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. A successor in interest shall have the same rights and obligations under this Agreement as the original owner who executed the Agreement.
Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.
City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

17. NOTICE. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, by personal delivery or United States mail, postage prepaid, addressed as follows:

City: Carmel-By-The-Sea
Community Planning & Building Department
Attn: Community Planning & Building Director
P.O. Box CC
Carmel-By-The-Sea, CA 93921

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Owner: Sentimental Journey LLC
PO Box Y
Carmel, CA, 93921

Notice to successors in interest to either party shall be sent to the appropriate address. In the case of future Owner(s) of the Historic Property, notice shall be sent to the address on file with the county property tax office in power at the time.

18. RECORDATION. No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Monterey. From and after the time of the recordation, this Agreement shall impart a notice thereof to all persons as is afforded under state law.

19. STATE LAW. The Owner or agent of Owner shall provide written notice of this Agreement to the State Office of Historic Preservation within six (6) months of the date of this Agreement.

20. GOVERNING LAW; VENUE. This Agreement shall be constructed and governed in accordance with the laws of the State of California. Should either party to this agreement bring legal action against the other, the case shall be handled in Monterey County, California and the party prevailing in such action shall be entitled to a reasonable attorney fee which shall be fixed by the judge hearing the case and such fee shall be included in the judgment together with all costs.

21. AMENDMENTS. This agreement may be amended in whole or in part, only by a written-recorded instrument executed by the parties hereto.

22. DESTRUCTION OF PROPERTY; EMINENT DOMAIN; CANCELLATION. If the Historic Property is destroyed by earthquake, fire, flood, or other natural disaster such that in the opinion of the City Building Official more than sixty percent (60%) of the original fabric of the structure must be preplaced, this Agreement shall be cancelled because the historic value of the structure will have been destroyed. If the Historic Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, this Agreement shall be cancelled. No cancellation fee pursuant to Government Code Section 50286 shall be imposed if the Agreement is cancelled pursuant to this paragraph. Such Agreement shall be null and void for all purposes of determining the value of the property so acquired.

23. INDEMNIFICATION. Owner shall defend, indemnify, and hold harmless City and its elected officials, officers, agents and employees from any actual or alleged claims, demands, causes of action, liability, loss, damage, or injury to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any

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federal, state or local government agency, arising out of or incident to the direct or indirect use, operation, or maintenance of the Historic Property by Owner or any contractor, subcontractor, employee, agent, lessee, licensee, invitee, or any other person; (ii) Owner's activities in connection with the Historic Property; and (iii) any restriction on the use of development of the Historic Property, from application or enforcement of the City's Municipal Code, or from the enforcement of this Agreement. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of the City, its elected officials, employees, and/or agents for all legal expenses and costs incurred by each of them. Owner's obligation to indemnify shall survive the termination, cancellation, or expiration of this Agreement and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, employees, or agents.

24. SEVERABILITY. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

IN WITNESS THEREOF, the City and Owners have executed this Agreement on the day and year written above.

CITY OF CARMEL-BY-THE-SEA:

By: _____ Date: _____

Name: Richard L. Rerig ("Chip")
Title: City Administrator

PROPERTY OWNER:

By: _____ Date: _____

Name: Gerard A. Rose, on behalf of Sentimental Journey, LLC
Title: Attorney

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EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DPR 523 FORM

EXHIBIT C
REHABILITATION AND MAINTENANCE PLAN

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The land referred to is situated in the County of Monterey, City of Carmel, State of California, and is described as follows:

Lots 18, 20 and 22 in Block 75, as said Lots and Block are shown on that certain map entitled, Map of “Carmel-by-the-Sea, Monterey County, California”, filed for record March 7, 1907 in the Office of the County Recorder of the County of Monterey, State of California, in Volume 1 of Maps, “Cities and Towns”, at Page 2.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1/5D1

Attachment 3

Other Listings
Review Code ____ Reviewer ____ Date ____

Page of

Resource Name or #: (Assigned by recorder) *La Ribera Hotel*

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted **a. County** *Monterey*
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**
c. Address: City *Carmel by-the-Sea* Zip *93921*
d. UTM: (Give more than one for large and/linear resources) ; mE/ mN
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
NE cr. Lincoln & 7th (Blk 75, Lots 18, 20, 22)

Parcel No. *010-147-008*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, reinforced concrete and wood-frame Spanish Eclectic Style hotel, "U" shaped in plan, resting on a concrete foundation. The exterior wall cladding is a smooth cement stucco. The low-pitched roof system employs gable, hipped and shed forms, all covered in Mission tile. The shed roofed portions tend to cover enclosed stairwells and entry porticos, including a covered, one-story arcade on the west side of the open courtyard, facing 7th Avenue. A tall, stepped Moorish style tower is centered in the hotel complex w/ paired, keyhole arched openings on each elevation, slightly modified from their original 1929 appearance. There is a chimney, w/bricked cap at the NW cr. of this feature. The main building block steps slightly back at the second floor corners on the NW and SW ends of the west facing facade. This allows for small balconies w/ocean views. A one-story hyphen, part of the original design, connects the main building block w/a two-story addition at the NW cr. of 7th Ave. The hyphen, just south of the ornate, raised concrete Spanish Baroque hotel entry, has two full height sets of wood French doors, set between massive square columns w/simple capitals. These column forms are repeated, in miniature, framing the apartment windows found on the NW cr. at the second floor. The facade is set w/decorative Spanish & Moorish tiles in several locations. A grassed patio separates the two wings that extend south from the main building block, enclosed by a wrought iron fence along 7th Ave.

3b. Resource Attributes: (List attributes and codes)

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
(View toward). Photo No: 3025-, .

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1929 Carmel bldg. records

P7. Owner and Address
Cypress Inn Investors
P.O. Box Y
Carmel, CA 93921

P8. Recorded by: (Name, affiliation, and address)
Kent L. Seavey, Preservation Consultant, 310 Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: *2/13/2003*

P10. Survey Type: (Describe)
Carmel Historic Resource Inventory - 2001

11. Report Citation: (Cite survey report and other sources, or enter "none")
None

Attachments ☐ NONE ☐ Continuation Sheet ☐ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD **HRI #** **Primary #** Attachment 3

Page of **NRHP Status Code** 5S1/5D1

Resource Name or #: (Assigned by recorder) *La Ribera Hotel*

B1. Historic Name: *La Ribere Hotel/ Cypress West Hotel*
B2. Common Name: *Cypress Inn*
B3. Original Use: *hotel* B4. Present Use: *hotel*
B5. Architectural Style: *Spanish Eclectic*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1929 (CBP# 2097); interior remodel 1948 (CBP# 1724); two-story add, SW cr. 1949 (CBP# 1873); series of interior remodels 1950-1961 (CBP#'s 1977, 3082, 3687); convert kitchen to off. space 1965 (CBP# 4342); store to restaurant 1971 (CBP# 71-87); commercial space to lounge 1989 (CBP# 89-237); iron balconies added to E/elev. 1995 (CBP# 95-13);
B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:
B8. Related Features:

B9a. Architect: *Blaine & Olsen (1929), Gardner Daily (1949)* b. Builder: *Meese & Briggs (1929) , Harold Geyer (1949)*
B10. Significance: Theme: *Arch. & Econ. Development* Area: *Carmel by-the-Sea*
Period of Significance: *1903-1940* **Property Type:** *hotel* **Applicable Criteria:** *CR 3*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The La Ribera Hotel is significant under California Register criterion 3, in the area of architecture as an excellent example of Spanish Eclectic commercial design by the Oakland architectural firm of Blaine & Olsen, and as a significant contributor to a potential Carmel downtown historic district. It is also significant for its 1949 addition, the earliest known Carmel design by noted California architect, Gardner Dailey.

The La Ribera Hotel was constructed two years after Oakland architects Roger W. Blaine & David Olsen had completed its neighboring business block to the east, La Giralda, or the Kocher Bldg. Dr. Rudolph Kocher, one of Carmel's two physicans at the time, was able to fund the project through his patron, Grace Deere Veile. Mrs. John S. Ball, a popular and competent hotel manager who successfully operated the Lincoln Inn on the site prior to the new construction, continued with the management of La Ribera. The new hotel offered its guests both high tea, and wine tasting, and had a regularly scheduled series of music recitals each Sunday evening, for guests and members of the community.

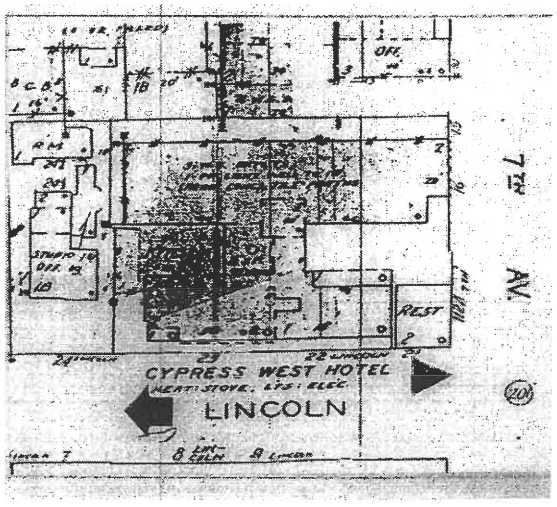
The building itself was designed to compliment the existing Kocher bldg., and another Blaine & Olsen project, the El Paseo Bldg., at the NE cr. of Dolores and 7th. In concert, the three Spanish Eclectic buildings form the most cohesive ensemble of period revival style commercial properties in Carmel. From the SW cr. of Lincoln & 7th., the scale, massing and proportion of the group reads like a classical Spanish hill town. The accuracy, and attention to detail in the application of the Spanish Eclectic decorative volcabulary, can be attributed to a visit to Spain by the architectural partnership. Notable is the treatment of the central Moorish tower, tying the varied elements of the hotel complex to a visual anchor . The composition of the west facing facade, w/its diagonal connection of large & small columned openings , and impressive cast-in-place Baroque entry is particularly effective.

B11. Additional Resource Attributes: (List attributes and codes) *HP5 - Hotel/Motel*
B12. References:
Carmel bldg. records, Carmel Planning Dept., City Hall, Carmel
Carmel Historic Context Statement 1997
The Carmelite, 7/10/29; 7/31/29; 8/7/29; 8/14/29
Game & Gossip Magazine, Aug. 1961
Monterey Peninsula Herald, 4/2/29; 7/2/29; 12/2/83
Sanborn insurance maps of Carmel, 1930, 1930-69
B13. Remarks: *Zoning RC*
CHCS (AD/ED)

B14. Evaluator: *Kent L. Seavey*
Date of Evaluation: *2/13/2003*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Attachment 3

Page of **Resource Name or #:** (Assigned by recorder) La Ribera Hotel

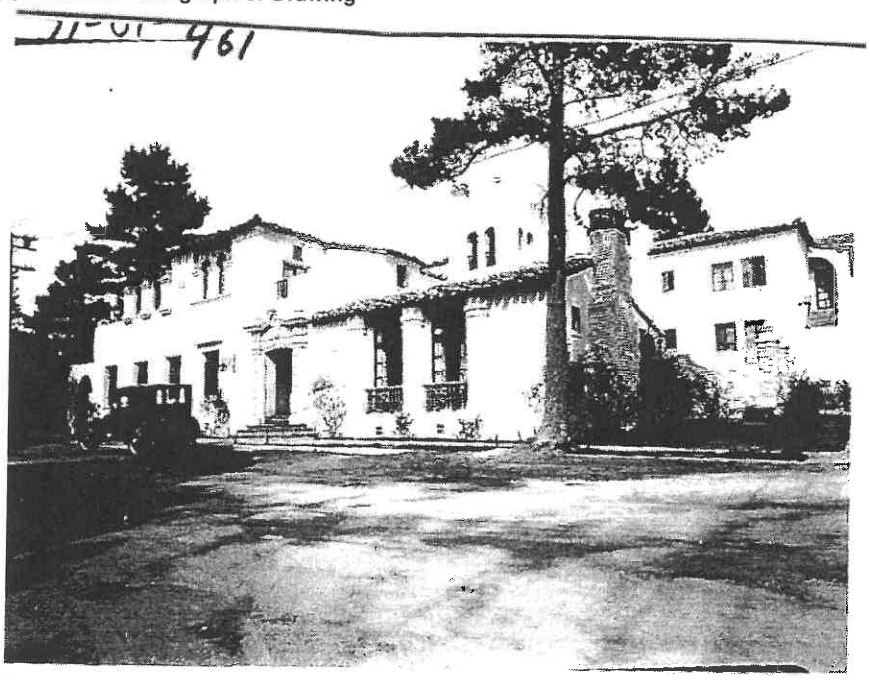
Recorded by: Kent L. Seavey **Date** 2/13/2003 ☒ Continuation ☐ Update

P3. These wings step up the rising 7th Ave. slope connecting the hotel visually w/its Spanish Eclectic neighbor, the Kocher Bldg., at the NW cr. of Dolors & 7th. The building frontages along the north side of 7th Ave. between Lincoln and Dolores read like a Spanish hill town. Fenestration is irregular, w/paired arched window openings in the tower, and along the upper floor of themain building block, secondary elevations have mutli-paned steel casement type windows, including the 1949 addition at the NW cr. of Lincoln & 7th. Several cloth awnings were added along the ground floor elevation in 1969. Iron balconies were added to the rear (east) elevation in 1995. The hotel is sited close to the sidewalk, along Lincoln and 7th Ave., behind planting beds of low shrubbery and flowers, w/a screen of low, well maintained street trees.

B6. interior remodel 2000 (CBP #00-28); restroom add. to north 2003 (CBP #02-55).

B10. Of particular interest is the 1949 two-story addition at the NW cr. of Lincoln & 7th Ave. This is an early period design by noted San Francisco architect Gardner Dailey, known more for his Bay Area modernist work. Dailey's familiarity with the Spanish Eclectic mode came in part from his experience as a plan checker for S.F.B. Morse at Pebble Beach, where Spanish/Mediterranean residential design was a requirement until 1937. Gardner Dailey (1885-1967) was educated at U.C. Berkeley, Stanford, and Heald's School of Engineering. He also studied landscape design. Dailey gained further experience working in several San Francisco architectural offices before establishing his own practice in 1926. He was influential in the residential field in the pre- and post WWI decades. His known Carmel area designs include the Grace Deere Velie Metabolic Clinic (1930) and his own home (1945) on Ocean Ave. Blaine and Olsen designed a number of the best Spanish Eclectic commercial buildings in Carmel in the late 1920s. They had been in partnership w/Wilson J. Wythe of Berkeley when Wythe died in 1926. The pair continued the partnership, concentrating on Spanish Eclectic design, in Oakland, Santa Barbara and Carmel, prior to the Great Depression. Little is known of the firm after 1930.
while Dr. Kocher survived the effects of the Depression, his hotel did not. It went into receivership in 1930. The hotel was reopened by A.G. Wood, former manager of Monterey's San Carlos Hotel. The La Ribera retained its original name until 1960s, when the aging business was retitled Cypress West. It has been the Cypress Inn since the 1980s. In spite of minor exterior changes over time, the La Ribera Hotel continues to evoke a strong sense of time, place, feeling and association. Many couples who spent their wedding nights in the tower room of the hotel are repeat visitors, and anyone who knew the hostelry in the 1930s and 1940s would easily recognize the La Ribera Hotel today. It clearly reflects the findings of, and is consistent with, the 1997 Carmel Historic Context Statement under the themes of architectural and economic development.

Supplemental Photograph or Drawing



Description of Photo: (View, date, accession #)
(View toward). Photo No: 3026-, .

City of Carmel Mills Act Rehabilitation and Maintenance Plan	
Property Address:	Lincoln St. at Seventh Ave.
Owner Name:	Sentimental Journey LLC
Owner Telephone No.:	(831) 624-3871
Plan Prepared by: Christopher Barlow AIA, LEED AP, NCARB	

Cypress Inn (a.k.a. Hotel La Ribera) Lincoln St. at Seventh Avenue, Carmel CA

Mills Act Rehabilitation and Maintenance Plan

Work Item	Anticipated Year of Completion										Cost Estimate
(Maintenance/Rehabilitation)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	(net per item)
	STRUCTURAL UPGRADES										
Investigate plaster cracking at tower & repair (Maintenance)				$80,000							$80,000
	BUILDING SYSTEM UPGRADES										
Plumbing repairs: Replace old galvanized H2O pipes (Rehab.)			$95,000								$95,000
Plumbing repairs: Replace aged sewer pipe sections (Rehab.)		$20,000									$20,000
Required Fire Alarm upgrades (Maintenance)	$60,000										$60,000
Required elevator upgrades for ADA (Rehabilitation)							$50,000				$50,000
ADA upgrades for public restrooms (Rehabilitation)				$24,000							$24,000
Major infrastructure replacemnt: Boiler & H2O Softener (Rehab.)					$90,000						$90,000
Major infrastructure upgrade: Electrical distribution (Rehab.)									$80,000		$80,000
	EXTERIOR FEATURES, MATERIALS, AND FINISHES										
Paint all Exterior of all walls every 6 years (Maintenance)				$80,000						$80,000	$160,000
Repair/Rehabilitate windows for egress and acoustics (Rehab.)		$110,000									$110,000
In kind' Roofing repairs and replacement (Rehabilitation)						$50,000					$50,000
Termite testing and repairs (Maintenance)								$75,000			$75,000
	HARDSCAPE AND LANDSCAPE										
Exterior gate, stair, walkway & door landings ADA work (Rehab.)						$10,000	$10,000	$10,000	$10,000		$40,000
Resolve waterproofing issues at existing courtyard planter			$180,000								$180,000
ANNUAL TOTAL	$60,000	$130,000	$275,000	$184,000	$90,000	$60,000	$60,000	$85,000	$90,000	$80,000	**CUMULATIVE TOTAL**
RUNNING TOTAL	$60,000	$190,000	$465,000	$649,000	$739,000	$799,000	$859,000	$944,000	$1,034,000	$1,114,000	**$1,114,000**

Notes: Frequency of repairs continues beyond 2032 based on interval proposed. Dollar amounts will be reviewed at 10 year intervals and adjusted for inflation as appropriate

CYPRESS INN

Lincoln Street at Seventh Avenue

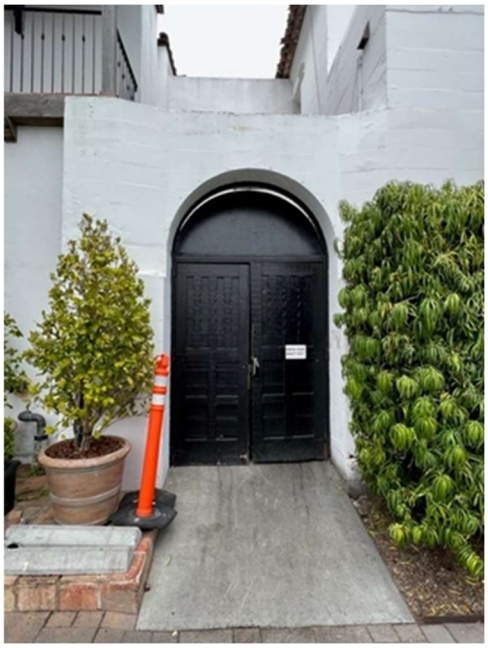


Photo #1, Overall main façade looking East from Lincoln Street



Photo #2, Detail: Tilework and Tower looking East from Lincoln Street

Photos by Julie Barlow for Wald, Ruhnke and Dost Architects (June 29, 2023)





Photos #3-4, Plaster/paint damage at Lincoln Street service entrance



Photo #5, Typical deterioration of exposed wood at underside of eave (viewed from Lincoln Street)



Photo #6, Patch over cracking plaster at Lincoln Street façade



Photo #7, View of main entry from Lincoln Street (ADA entry is off 7th)



Photo #8, Overall side façade looking North from Seventh Avenue



Photo #9, View of tower near courtyard entry at Seventh Avenue



Photo #11 View of rear facade (North side of building is inaccessible)



Photo #12, Typical deterioration of single pane metal window (View from 7th Ave)



Photo #13, Concrete and plaster cracking as seen from Seventh Avenue courtyard

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CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-010-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA RECOMMENDING THAT THE CITY COUNCIL ENTER INTO A MILLS ACT CONTRACT WITH SENTIMENTAL JOURNEY LLC FOR THE HISTORIC "LA RIBERA HOTEL" LOCATED ON THE NORTHEAST CORNER OF LINCOLN STREET AND 7TH AVENUE (APN 010-147-008).

WHEREAS, on April 14, 2023, Gerard A. Rose, Attorney ("Applicant") submitted an application on behalf of Sentimental Journey LLC ("Owner") requesting to enter into a Mills Act contract (MA 23-103, Cypress Inn) described herein as ("Application") for the historic "La Ribera Hotel" also known as the Cypress Inn; and

WHEREAS, the Application has been submitted for the property located on the northeast corner of Lincoln Street and 7th Avenue, in the Residential-Commercial (R-C) District (Block 75, Lots 18, 20, 22); and

WHEREAS, the historic "La Ribera Hotel" is already listed on the Carmel Inventory (May 25, 2005) and Carmel Register of Historic Resources (June 6, 1999); and

WHEREAS, one of the benefits of being included on the Register is the ability to enter into a Mills Act Historical Property Contract with the City; and

WHEREAS, the Applicant is also requesting to enter into a Mills Act contract with the City and in accordance with Carmel Municipal Code (CMC) Section 17.32.100.B.6 (Review Process), the Historic Resources Board shall consider the application and make a recommendation to the City Council to approve, approve with conditions, or deny the application; and

WHEREAS, on August 11, 2023 notice of the August 21, 2023 public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 11, 2023 the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 18, 2023 the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

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WHEREAS, on August 21, 2023, the Historic Resources Board held a public meeting to consider the application for a Mills Act contract, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at the August 21, 2023 meeting including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Mills Act Contract:

FINDINGS REQUIRED FOR A MILLS ACT CONTRACT For each of the required findings listed below, staff has indicated whether the application supports the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Historic Resources Board's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.32.100.B.6.c	YES	NO
i. The building is designated as an historic resource by the City and is listed on the Carmel Register.	✓	
ii. The proposed rehabilitation/restoration and maintenance plan is appropriate in scope and sufficient in detail to guide long-term rehabilitation/restoration and maintenance. Required maintenance and rehabilitation should be more significant than just routine maintenance that would be expected for any property.	✓	
iii. Alterations to the historic resource have been in the past, and will continue to be in the future, limited to interior work and to exterior rehabilitation and alterations that: (A) Comply with the Secretary's Standards (future additions only); and (B) Do not significantly alter, damage or diminish any primary elevation or character-defining feature; and (C) Do not increase floor area on the property by more than 15 percent beyond the amount established in the documented original or historic design of the resource; and (D) Do not result in any second-story addition to a single-story historic resource.	✓	

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iv. The Mills Act contract will aid in offsetting the costs of rehabilitating and maintaining the historic resource.	✓	
v. Approval of the Mills Act contract will represent an equitable balance of public and private interests and will not result in substantial adverse financial impact on the City.	✓	

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby recommend that the City Council enter into a Mills Act Contract (MA 23-103, Cypress Inn) for the historic "La Ribera Hotel" located on the northeast corner of Lincoln Street and 7th Avenue (APN 010-147-008).

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 21st day of August, 2023, by the following vote:

AYES: Chroman, Dyar, Pomeroy, Goodhue, Hall

NOES:

ABSENT:

ABSTAIN:

APPROVED:

DocuSigned by:
Jordan Chroman
B0C3DE9052B8494...

Jordan Chroman
Chair

ATTEST:

DocuSigned by:
Leah Young
2960DA9BEC1C495...

Leah Young
Historic Resources Board Secretary

Attachment 6

STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION
PROPERTY AND SPECIAL TAXES DEPARTMENT
450 N STREET, SACRAMENTO, CALIFORNIA
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0064
916 445-4982 ● FAX 916 323-8765
www.boe.ca.gov

BETTY T. YEE
Acting Member
First District, San Francisco

BILL LEONARD
Second District, Sacramento/Ontario

CLAUDE PARRISH
Third District, Long Beach

JOHN CHIANG
Fourth District, Los Angeles

STEVE WESTLY
State Controller, Sacramento

RAMON J. HIRSIG
Executive Director

June 2, 2005

No. 2005/035

TO COUNTY ASSESSORS AND INTERESTED PARTIES:

NOTICE OF BOARD ACTION

GUIDELINES FOR THE ASSESSMENT OF ENFORCEABLY RESTRICTED HISTORICAL PROPERTY

On May 25, 2005, the Board of Equalization approved the following guidelines pertaining to the assessment of enforceably restricted historical property. These guidelines supersede Letter To Assessors No. 77/174 (dated December 19, 1977).

On June 8, 1976, the voters of California approved Proposition 7 which amended section 8 of article XIII of the California Constitution. This amendment requires that enforceably restricted historical property be valued on a basis that is consistent with its restrictions and uses. Sections 439 through 439.4 were added to the Revenue and Taxation Code to implement Proposition 7. These statutes, in particular section 439.2, prohibit a valuation of enforceably restricted historical property based on sales data and instead require that such property be valued by a prescribed income capitalization method.

Staff drafted these guidelines in consultation with interested parties and, after discussions, no issues remained unresolved. The guidelines discuss the enforceably restricted historical property requirements, the income to be capitalized, the capitalization rate, the effect of Proposition 13 upon enforceably restricted historical properties that undergo change in ownership or new construction, and the valuation of property under notice of nonrenewal.

The guidelines are posted on the Board's website at www.boe.ca.gov/proptaxes/guideproc.htm. We hope this information proves useful and promotes uniformity of assessment for these properties. If you have any questions, please contact our Real Property Technical Services Unit at 916-445-4982.

Sincerely,

/s/ David J. Gau

David J. Gau
Deputy Director
Property and Special Taxes Department

DJG:grs
Enclosure

GUIDELINES FOR THE ASSESSMENT OF ENFORCEABLY RESTRICTED HISTORICAL PROPERTY

HISTORY

Effective March 7, 1973, Chapter 1442 of the Statutes of 1972 (also known as the Mills Act) added sections 50280 through 50289 to the Government Code to allow an owner of qualified historical property to enter into a preservation contract with local government. When property is placed under such a contract, the owner agrees to restore the property if necessary, maintain its historic character, and use it in a manner compatible with its historic characteristics.

Prior to the passage of Proposition 7 in 1976, these agreements (i.e., Mills Act contracts) constituted enforceable restrictions on the use of land within the meaning of Revenue and Taxation Code section 402.1[1] (Property Tax Rule 60, repealed January 10, 1978). However, Proposition 7 added the second paragraph to section 8 of article XIII of the California Constitution:

> To promote the preservation of property of historical significance, the Legislature may define such property and shall provide that when it is enforceably restricted, in a manner specified by the Legislature, it shall be valued for property tax purposes only on a basis that is consistent with its restrictions and uses.

To implement Proposition 7, Chapter 1040 of the Statutes of 1977 (Senate Bill 380) added sections 439 through 439.4 to the Revenue and Taxation Code. These statutes, in particular section 439.2, prohibit a valuation of enforceably restricted historical property based on sales data and instead require that such property be valued by a prescribed income capitalization method.

ENFORCEABLY RESTRICTED HISTORICAL PROPERTY

Under section 439, historical property is "enforceably restricted" if it meets the definition of a "qualified historical property" as defined in Government Code section 50280.1 and is subject to a historical property contract executed pursuant to Government Code section 50280 and following. A qualified historical property includes qualified historical improvements and the land on which the improvements are situated, as specified in the historical property contract. If the contract does not specify the land to be included, the qualified historical property includes only a land area of reasonable size to situate the improvements.

A qualified historical property is privately-owned property that is not exempt from property taxation and that also meets either of the following criteria:

- The property is listed in the National Register of Historic Places, or is located within a registered historic district; or

[1] Unless otherwise noted, all statutory references are to the Revenue and Taxation Code.

- The property is listed in any official state, county, city, or city and county official register of historical or architecturally significant sites, places or landmarks, including the California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, local landmarks, and local survey listings of historical properties.

The historical property contract must have a minimum term of ten years, and, as applicable, must contain certain other elements, including the following:

- A provision relating to the preservation of the qualified historical property and, when necessary, the restoration and rehabilitation of the property in conformance with state historic preservation guidelines;

- A requirement for the periodic examination of the property to ensure compliance with the agreement;

- A requirement that the historical property agreement be binding upon successor owners of the qualified historical property; and

- A provision for an automatic one-year extension of the contract, with an additional year added to the initial contract term on each anniversary of the contract, unless either party provides notice of nonrenewal. If a notice of nonrenewal is given, the contract runs for its remaining term.

Once a contract is signed, accepted, and recorded, the property subject to the contract must be assessed under section 439.2 on the ensuing lien date. For example, if a contract were recorded in August 2004, the property should have been valued pursuant to section 439.2 for lien date January 1, 2005.

Local authorities may cancel a historical property agreement for breach of contract or failure to protect the historical property. Alternatively, the local entity may take legal action to enforce the contract.

ASSESSMENT

The assessment of an enforceably restricted historical property involves the following aspects: (1) valuing the restricted historical property; (2) properly applying certain assessment provisions relating to article XIII A of the California Constitution (Prop 13); (3) valuing the restricted historical property following a notice of nonrenewal; and (4) valuing the restricted historical property following cancellation of the contract.

Valuing the Restricted Historical Property

Section 439.2 prohibits the assessor from using sales data relating to similar properties, whether or not enforceably restricted, to value an enforceably restricted historical property. Instead, the assessor must annually value a restricted historical property using an income approach that

follows the specific provisions of section 439.2. These provisions explicitly address (1) the determination of the income to be capitalized, (2) the development of the capitalization rate, (3) the capitalization technique to be used, and (4) the determination of the restricted historical property's taxable value on each lien date.

Income to be Capitalized

As provided in section 439.2(a), the income to be capitalized when valuing a restricted historical property is the property's fair rent less allowed expenditures, or allowed expenses. In general, section 439.2(a) follows Property Tax Rule 8(c), with fair rent in section 439.2 corresponding to gross return in Rule 8(c); allowed expenditures, or allowed expenses, in section 439.2 corresponding to gross outgo in Rule 8(c); and the income to be capitalized in section 439.2 corresponding to net return in Rule 8(c). In addition, for the purposes here, "gross income" is synonymous with fair rent, and "net operating income" is synonymous with the income to be capitalized.

The parties to a historical property agreement may stipulate a minimum annual income to be capitalized, in which case the income to be capitalized may not be less than the stipulated amount.

Fair rent, or gross income. The gross income of a restricted historical property is the fair rent for the property considering the restrictions on the property's use. When establishing the fair rent for a restricted historical property, the appraiser should consider the actual rent and typical rents in the area for similar properties in similar use, where the owner pays the property taxes.

The actual rent received by the owner of the subject restricted historical property is relevant to an estimate of fair market rent only if the actual rent is the same rent that would be expected if the existing lease were renegotiated in light of current market conditions, including the subject property's enforceable restrictions on use. With respect to rents from similar, or comparable, properties, if such rents are from properties outside the geographic or market area of the subject property, or from properties that are otherwise dissimilar to the subject property, the rents may not be relevant to an estimate of the subject property's fair rent.

Comparable rental data for single-family residences can be obtained from real estate brokers, rental agencies, and newspaper ads. Many assessors offices maintain rental data for commercial properties, and this data may be helpful when establishing the fair rent for restricted historical property when the contract allows a commercial use. Rental data for commercial property also can be obtained from commercial real estate brokers. For the purpose of estimating anticipated market fair rent and expenditures for use in calculating the subject property's value, rental and expense data for existing restricted historical properties, including the subject historical property, can be obtained through an annual questionnaire sent to property owners.

If sufficient rental data are not available, or such data are unreliable, the appraiser must impute a gross income for the subject restricted historical property. The imputed income should be based on what an informed investor would reasonably expect the property to yield under prudent management, given the provisions under which the property is enforceably restricted.

Allowed expenditures. Section 439.2(a)(3) defines allowed expenditures, or allowed expenses, as expenses necessary for the maintenance of the property's income. Allowed expenses are the same as those permitted in Property Tax Rule 8(c).

Typical expenses include the cost of utilities, maintenance and repair, insurance and property management. Allowed expenses also may include amounts owing for special assessments and special taxes. Expenses related to debt service, general property taxes, and depreciation should not be deducted.

In general, to arrive at the net income to be capitalized, allowed expenses are subtracted from the estimated rental income. However, in order to properly process the income, the appraiser must be aware of the structure of the lease with regard to how expenses are shared between the landlord-owner and the tenant.

The proper perspective from which to view the processing of income and expenses is that of the landlord-owner. The objective is to estimate the net income to the landlord-owner—this is the amount that should be capitalized—and the correct question to ask is the following: What, if any, allowed expenses must the landlord-owner pay out of the rental income that he or she receives?

In a gross lease, almost all of the allowed expenses must be paid out of the gross rent and, therefore, must be subtracted from the gross rent to arrive at the net income to be capitalized. In a net lease, relatively few allowed expenses must be paid by the landlord-owner out of the net rent (because the tenant pays most expenses) and only these expenses should be subtracted from the net rent to arrive at the net income to be capitalized. Frequently, there is a hybrid arrangement—some expenses are paid by the landlord-owner and some by the tenant. How expenses are shared often depends upon the property type together with local conventions.

Income to be capitalized, or net operating income. The income to be capitalized, or net operating income, is simply the fair rent, or gross income, described above less the allowed expenditures described above.

Capitalization Rate

The method of developing the capitalization rate to be used when valuing restricted historical property is prescribed by statute; a capitalization rate derived from sales data or the band of investment is not permitted.

Section 439.2 prescribes two types of capitalization rates for restricted historical property: (1) a capitalization rate to be used when valuing restricted historical property that is an owner-occupied single-family residence and (2) a capitalization rate to be used when valuing all other restricted historical property. Both types of capitalization rates include components for interest (i.e., yield), risk, property taxes, and amortization of improvements; in fact, the two rates are identical except for the amount of the risk component. The capitalization rate contains the following components:

- An interest component annually determined by the State Board of Equalization and based on the effective rate on conventional mortgages as determined by the Federal Housing Finance Board. The interest component is announced annually, in a Letter To Assessors, by October 1 of the preceding assessment year.

- A historical property risk component determined by property type. For owner-occupied single-family residences, the rate is 4 percent; for all other types of restricted historical property, the rate is 2 percent.

- An amortization component for improvements defined as a percentage equal to the reciprocal of the remaining life of the improvements (e.g., if the remaining economic life of the improvements were 20 years, the amortization component would be 5 percent). Since the amortization component applies only to improvements, not to land, which is a non-depreciating asset, it is necessary to adjust the amortization component described in the statute. We recommend the following method of adjustment:

    1. Based upon market data, estimate the percentage of total property value attributable to improvements.

    2. Multiply this percentage by the amortization component described in the statute (i.e., by the reciprocal of the remaining life of the improvements). For example, if the remaining life of the improvements was 20 years, yielding a reciprocal percentage of 5 percent, and if 70 percent of the total property value was attributable to the improvements, the adjusted amortization factor would be 3.5 percent (0.05 x 0.70 = 0.035).

    3. Add the adjusted amortization component to the other capitalization rate components to arrive at the total capitalization rate.

- A property taxes component equal to the percentage of the estimated total tax rate applicable to the property for the assessment year multiplied by the assessment ratio. Typically, the property tax component includes the basic tax rate of 1 percent plus an additional ad valorem rate related to any bonded indebtedness pertaining to the tax rate area in which the property is located. Special district assessments and special taxes are not included in the property tax component. As noted above, they should be treated as allowed expenses.

Capitalization Technique

The capitalization technique to be used when valuing a restricted historical property is prescribed by statute and is formulaic. Section 439.2(e) provides that the restricted value shall be the income to be capitalized, or net operating income, developed as prescribed by statute, divided by one of the two types of capitalization rates prescribed by statute. In other words, the restricted value is the simple quotient of the prescribed income to be capitalized and the prescribed capitalization rate.

Determination of Taxable Value on Each Lien Date

Section 439.2(d) provides that a historical property's restricted value may not be enrolled if it exceeds either (1) the value of the subject property as determined under section 110 (i.e., current market value) or (2) the value of the subject property as determined under section 110.1 (i.e., factored base year value). In other words, section 439.2 states that the taxable value of a restricted historical property on each lien date shall be the lowest of its restricted value, current market value, or factored base year value. The factored base year value for an enforceably restricted historical property is the value that was established for the 1975 lien date[2] or as of the date of the most recent change in ownership, whichever is later, adjusted by the annual inflation factor.

Article XIII A (Prop 13) Considerations

This section discusses how three important elements relating to implementation of article XIII A—change in ownership, new construction, and supplemental assessment—relate to the assessment of restricted historical property. Also discussed is the case in which only a portion of a property is subject to the historical property agreement—that is, the case in which a single property unit contains both restricted and unrestricted portions.

Change in Ownership

When a property subject to a historical property contract undergoes a change in ownership, a new base year value should be established for the property as of the date of change in ownership, as provided in section 110.1. Typically, a restricted historical property's base year value will be greater than its restricted value determined under section 439.2 and hence will not be enrolled as the property's taxable value. However, the establishment of a new base year value enables the assessor to perform the three-way value comparison prescribed by section 439.2(d) and described above. The establishment of a base year value is also necessary in order to calculate the assessed values of historical property should the historical property agreement enter nonrenewal status.

New Construction

Section IV of National Register Bulletin #15 defines a "building" as follows:

> A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Section IV further specifies that "[b]uildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The whole building must be considered,

[2] Sections 110.1(d) and 405.5 do not apply to historical properties under contract as of lien date 1975 because the constitutional amendment which placed the valuation of historical property under article XIII rather than article XIII A had not yet been passed and, thus, was not in effect for the 1975 lien date.

and its significant features must be identified." Thus, eligibility for the National Register is determined by the extent to which the basic structural elements of an existing building are intact. In general, a newly constructed building would not be eligible because it is not an existing building with basic structural elements.[3]

Also, a newly constructed building is not a historic resource, and, thus, is not a qualified historical property within the meaning of Government Code section 50280.1. For example, a newly constructed detached garage (assuming it is not a reconstruction of a historical garage) clearly would not be eligible because it has no significance in American history or architecture, nor does it meet any of the other requisite criteria.

Bulletin 15, however, does list one type of newly constructed property that may be eligible for inclusion under the Mills Act. A reconstructed historic building is eligible for the National Register if the reconstruction is "accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived."

The historical property contract typically specifies the scope and type of any work to be performed on the historical improvements. Improvements existing as of the date of the contract would be subject to the provisions of section 439.2 unless specifically excluded by the contract. Any new construction made to the historical structure after the issuing date of the contract would not be subject to the provisions of section 439.2 unless specifically included in the contract or an amendment to the contract. Any questions regarding new construction to enforceably restricted historical structures should be directed to the counsel of the legislative body of the city, county, or city and county that contracted with the property owner.

Assuming that the newly constructed property is subject to the historical property contract, a base year value should be established for the newly constructed portion and this value added to the factored base year value of the existing restricted property.

In some cases, an existing historical property may include a portion that is restricted (i.e., subject to a historical property contract) and a portion that is unrestricted. In this case, separate factored base year values should be maintained for the restricted and unrestricted portions and the base year value of any newly constructed property added to the appropriate portion. The assessment treatment of this type of property is discussed further below.

Supplemental Assessment

Although the assessor is required to establish a new base year value upon a change in ownership or completed new construction involving restricted historical property, such property is not subject to supplemental assessment. As provided in Revenue and Taxation Code section 75.14:

> **Supplemental assessment; limitation**. A supplemental assessment pursuant to this chapter shall not be made for any property not subject to the assessment

[3] National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation," U.S. Department of the Interior, National Park Service (www.cr.nps.gov/nr/publications/).

> limitations of Article XIII A of the California Constitution. All property subject to the assessment limitations of Article XIII A of the California Constitution shall be subject to the provisions of this chapter, except as otherwise provided in this article.

As discussed above, the assessment of enforceably restricted historical property is subject to the provisions of article XIII, section 8 of the California Constitution, not article XIII A. Thus, section 75.14 precludes the assessor from enrolling supplemental assessments for enforceably restricted historical property.

Historical property not yet under contract that undergoes a change in ownership or new construction is subject to supplemental assessment, even if the property owner later executes a historical property contract in the same fiscal year. Also, any new construction involving a historical property that does not come under the existing historical property contract (e.g., a detached garage added to a restricted historical property) would be subject to supplemental assessment.

When a Property Contains Both Restricted and Unrestricted Portions

When only a portion of a property that would normally be considered a single appraisal unit is restricted by a historical property contract, the assessed value should be determined by making a comparison of three values, determined as follows. First, the portion under contract should be valued using the capitalization method prescribed by section 439.2. Added to this figure should be the lower of the unrestricted portion's fair market value or factored base year value. The resulting sum should be compared to both the fair market value and the factored base year value of the entire property (i.e., both restricted and unrestricted portions) and the lowest of the three figures should be enrolled.

Valuing Property Under Notice of Nonrenewal

As provided in Government Code section 50282, either the owner of a restricted historical property or the local government entity may serve notice that it does not intend to renew the historical property contract. If such notice is not given, another year is automatically added to the term of the initial contract, thus creating a "rolling" contract term that is always equal to the initial contract term.

Section 439.3 prescribes the valuation method for a restricted historical property in nonrenewal status; this valuation method applies until the end of the restricted period (i.e., until the existing contract expires). In essence, the method results in a restricted value that gradually approaches the historical property's factored base year value as the remaining term under the contract decreases. For a property in nonrenewal status, the assessor must annually value the property as follows:

1. Determine the full cash value (i.e., factored base year value) of the property in accordance with section 110.1. (Alternatively, if the property will not be subject to section 110.1 when the historical property agreement expires, determine its fair market value in accordance with

section 110, as if the property were free of the agreement's restrictions; or, if the property will be subject to another type of restricted value standard when the historical property agreement expires, determine the property's value as if it were subject to the new restrictions.)

2. Determine the restricted value of the property by the capitalization of income method provided in section 439.2.

3. Subtract the restricted value determined in Step 2 from the factored base year (or other) value determined in Step 1.

4. Using the amount for the interest rate component (section 439.2(b)(1)) announced by the Board, discount the amount obtained in Step 3 for the number of years remaining until the termination of the contract.

5. Determine the restricted value of the property in nonrenewal status by adding the value determined in Step 2 to the amount obtained in Step 4.

The historical property's restricted value in nonrenewal status—that is, the value determined above, in accordance with section 439.3—should be compared with the historical property's factor base year and current market values, and the lowest of these three values should be enrolled as the property's taxable value.

Cancellation of Contract

The government entity party to a historical property contract may cancel the contract, after notice and a public hearing, if it determines that either the owner has breached the agreement or the property has deteriorated to the extent that it no longer meets the standards of a historical property. If the contract is cancelled, the property owner must pay a cancellation fee equal to 12½ percent of the property's current fair market value as though free of the contractual restriction, such value to be determined by the county assessor. After a contract is cancelled, the lower of the property's factored base year value or current market value should be enrolled for the ensuing lien date.

SUMMARY

The key points contained in these guidelines can be summarized as follows:

1. An owner of qualified historical property may enter into a preservation contract with local government. When property is placed under such a contract, the owner agrees to restore the property if necessary, maintain its historic character, and use it in a manner compatible with its historic characteristics. Such property receives the special valuation treatment prescribed under Revenue and Taxation Code sections 439 through 439.4.

2. Enforceably restricted historical property is to be annually valued by the income capitalization method prescribed in section 439.2, which contains specific instructions with

regard to the income to be capitalized, the capitalization rate, and the capitalization technique to be used. The restricted value must be compared to the property's current market value and factored base year value, with the lowest of these three values enrolled as the property's taxable value.

3. When assessing restricted historical property, the appraiser should consider how three important elements of article XIII A—change in ownership, new construction, and supplemental assessment—relate to the assessment. The appraiser should consider how a property should be assessed when only a portion of it is subject to a historical property agreement.

4. Restricted historical property under a notice of nonrenewal should be valued in accordance with section 439.3.

5. The government entity party to a historical property contract may cancel the contract. The cancellation fee is 12½ percent of the property's current fair market value as though free of the contractual restriction, with such value to be determined by the local assessor.

Additional information about Mills Act contracts may be obtained from the state Office of Historic Preservation, either by telephone at 916-653-6624, or from their website (www.ohp.parks.ca.gov).

(Note: Please see the assessment examples following.)

EXAMPLE 1 (OWNER-OCCUPIED SINGLE-FAMILY RESIDENCE)

Subject Restricted Historical Property
Restored, 105-year-old, Victorian single-family residence. Excellent condition. Under Mills Act contract since 1985 and not in nonrenewal status. Owner-occupied.

Determination of Restricted Value (current lien date)

Gross income (Fair rent)		
$1,500 per month x 12 months =		$18,000
Less: Anticipated vacancy and collection loss		
$18,000 x 5%		- 900
Effective gross income		$17,100
Less: Anticipated operating expenses		
Grounds maintenance	$600	
Fire insurance	400	
Management Fee	360	
Water and garbage	240	
Building maintenance	+ 500	- 2,100
Net Operating Income		$15,000
Restricted Capitalization Rate		
Rate Components:		
Interest rate	.080	
Risk (owner-occupied SFR)	.040	
Property tax (ad valorem)	.015	
Amortization (50-year remaining life; improvements constitute 70% of total property market value; 0.02 x 0.70 – 0.014)	+ .014	.149
Restricted Value		
$15,000 ÷ .149		= $100,671

Taxable Value—Three-Way Value Comparison

Restricted value	$100,671
Factored base year value (based on prior change in ownership)	$357,000
Current market value (based on comparable sales)	$450,000

The lowest of the three possible values is the restricted value. Thus, the net taxable value would be $93,671 ($100,671 restricted value less the homeowners' exemption of $7,000).

Note 1: If this property had been a non-owner-occupied SFR, the only difference in the determination of the restricted value would have been the use of a risk rate component of 2% rather than 4% in the capitalization rate.

Note 2: In this and the following examples, the gross income, or fair rent, is presented on a gross rent basis, that is, under the assumption that the landlord-owner pays all operating expenses out of the gross income.

EXAMPLE 2 (OFFICE USE)

Subject Restricted Historical Property
Multi-tenant, restored historical office building in a downtown commercial district. Under Mills Act contract since 1985 and not in nonrenewal status.

Determination of Restricted Value (current lien date)

Gross Income (Fair rent):			
Offices	140,000 sf @ $1.75/sf =	$245,000	
	x 12 months		= $2,940,000
Less: Anticipated vacancy and collection loss			
$2,940,000 x 5%			- 147,000
Effective gross income			$2,793,000
Less: Anticipated operating expenses			
Management	$290,000		
Maintenance	95,000		
Insurance	75,000		
Utilities	360,000		
Janitorial	+ 140,000		- 960,000
Net Operating Income			$1,833,000
Restricted Capitalization Rate			
Rate Components:			
Interest component		.08	
Risk		.02	
Property tax (ad valorem)		.011	
Amortization (50-year remaining life; improvements constitute 75% of total property market value 0.02 x 0.75 = 0.015)		+ .015	.126
Restricted Value ($1,833,000 ÷ .126)			= $14,547,619

Taxable Value—Three-Way Value Comparison

Restricted value	$14,547,619
Factored base year value (based on prior change in ownership)	$18,191,077
Current market value (based on comparable sales)	$21,000,000

The lowest of the three possible values is the restricted value. Thus, the taxable value would be $14,547,619

EXAMPLE 3 (MIXED USE—RESIDENTIAL AND OFFICE)

Subject Restricted Historical Property

Two-story, restored historical property in a downtown district. Upper level is residential unit occupied by owner. Lower level contains three office spaces subject to short-term rental agreements. The income stream for the upstairs unit must be calculated separately from the downstairs unit because the risk rate is different for the owner-occupied unit.

Determination of Restricted Value

Separate restricted values for the upper-level residence and the lower-level office space must be determined, because the risk components are different for the two types of use. The total restricted value is sum of these two values.

Upper-Level Unit

Gross income (Fair rent) based upon comparable rent data		
$975 per month x 12 months =		$11,700
Less: Anticipated vacancy and collection loss		
$11,700 x 5%		- 585
Effective gross income		$11,115
Less: Anticipated operating expenses		
Grounds maintenance	$300	
Fire insurance	200	
Management Fee	180	
Water and garbage	120	
Building maintenance	+ 250	- 1,050
Upper-Level Net Operating Income		$10,065
Restricted Capitalization Rate (owner-occupied SFR)		
Rate components:		
Interest rate	.080	
Risk	.040	
Property tax	.010	
Amortization (50-year remaining life; improvements constitute 70% of total property market value; 0.02 x 0.70 = 0.014)	+ .014	.144
Upper-level Restricted Value ($10,065 ÷ .144)		= $69,895

Lower-Level Offices

Gross income (Fair rent)	
1000 sf @ $1.60/sf = $1,600 x 12 months	$19,200
Less: Anticipated vacancy and collection loss	
$19,200 x 5%	- 960
Effective gross income	$18,240

Less: Anticipated operating expenses		
Grounds maintenance	$300	
Fire insurance	200	
Management Fee	180	
Water and garbage	120	
Building maintenance	+ 250	- 1,050
Lower-Level Net Operating Income		$17,190

Restricted Capitalization Rate		
Rate components:		
Interest component	.080	
Risk	.020	
Property tax	.010	
Amortization (50-year remaining life; improvements constitute 70% of total property market value; 0.02 x 0.70 = 0.014)	+ .014	.124
Lower Level Restricted Value ($17,190 ÷ .124)		$138,629
Add: Upper Level Restricted Value		+ $69,895
Total Restricted Value		$208,524

Taxable Value—Three-Way Value Comparison

Restricted Value	$208,524
Factored base year value (based upon prior change in ownership)	$364,140
Current market value (based upon comparable sales data)	$400,000

The lowest of the three possible values is the restricted value. Thus, the net taxable value would be $201,524 ($208,524 less the homeowners' exemption of $7,000).

EXAMPLE 4 (MIXED VALUATION—PART RESTRICTED AND PART UNRESTRICTED)

Description of Subject Property (Comprises Both Restricted and Unrestricted Portions)

The subject property is a 10-acre parcel with a farmhouse and barn situated on 2 acres; the remaining 8 acres are farmland. The farmhouse and barn are used as an owner-occupied single-family residence; this portion of the property is restricted under a Mills Act contract. The remaining 8 acres of farmland are unrestricted.

Value of Restricted Portion (current lien date)

Gross income (Fair rent) for farmhouse and barn		
$2,000 per month x 12 months =		$24,000
Less: Anticipated vacancy and collection loss		
$24,000 x 5%		- 1,200
Effective gross income		$22,800
Less: Anticipated operating expenses		
Grounds maintenance	$600	
Fire insurance	400	
Management Fee	360	
Water and garbage	240	
Building maintenance	+ 500	- 2,100
Net Operating Income		= $20,700

Restricted Capitalization Rate		
Rate components:		
Interest component	.080	
Risk (owner-occupied)	.040	
Property tax (ad valorem)	.010	
Amortization (50-year remaining life; improvements constitute 70% of total property market value 0.02 x 0.70 = 0.014)	+ .014	.144
Restricted Value ($20,700 ÷ .144)		= $143,750

Taxable Value—Three-Way Comparison

Total Property Restricted Value (sum of restricted value above and lower of FBYV or current market value of unrestricted portion)

Restricted Value (portion under contract)	$143,750
FBYV (unrestricted portion)	+ $102,000
Restricted Value (total property)	$245,750

Factored base year values (based upon a prior change in ownership of the entire property, allocated between restricted and unrestricted portions):

Farmhouse, barn, and 2 acres (restricted portion)	$204,000
8 acres (unrestricted portion)	+ $102,000
Total FBYV (total property)	$306,000

Current market values (based upon comparable sales data):

Farmhouse, barn, and 2 acres (restricted portion)	$230,000
8 acres (unrestricted portion)	+ $120,000
Total Current Market Value (total property)	$350,000

The lowest of the three values is the Restricted Value (total property), $245,750. Thus, the net taxable value would be $238,750 ($245,750 less $7,000 homeowners' exemption).

EXAMPLE 5 (PROPERTY IN NONRENEWAL STATUS)

Description of Subject Restricted Historical Property

The same property as in Example 2, except the property owner has served notice of renewal. The Mills Act contract covering the property was originally executed in September 1995, and the owner served notice of nonrenewal in June 2004. Value the property for the 2005 lien date, reflecting its nonrenewal status. Assume that the property's restricted, current market, and factored base year values from Example 2, provided below, also refer to January 1, 2005.

Restricted value	$14,547,619
Current market value	$21,000,000
Factored base year value	$18,191,077

Restricted Value in Nonrenewal Status

Value as if unrestricted (factored base year value)	$18,191,077
Restricted value	- 14,547,619
Difference	$ 3,643,458
Present worth of difference	
PW1 @ 6.00 %, 9 years (interest component for lien date 2005)	x .591898
	= $ 2,156,555
Plus restricted value	+ $14,547,619
Restricted value in nonrenewal status—lien date January 1, 2005	$16,704,174

Taxable Value

Since the restricted value in nonrenewal status, $16,704,174, is less than either the property's current market value or its factored base year value, this is the taxable value.